

Commercial Revalue

2016 Assessment roll

**MAJOR
RETAIL**

AREA 250

**King County, Department of Assessments
Seattle, Washington**

John Wilson, Assessor



King County

Department of Assessments

Accounting Division

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John Wilson
Assessor

Dear Property Owners:

Property assessments are being completed by our team throughout the year and valuation notices are being mailed out as neighborhoods are completed. We value your property at fee simple, reflecting property at its highest and best use and following the requirements of state law (RCW 84.40.030) to appraise property at true and fair value.

We are continuing to work hard to implement your feedback and ensure we provide accurate and timely information to you. This has resulted in significant improvements to our website and online tools for your convenience. The following report summarizes the results of the assessments for this area along with a map located inside the report. It is meant to provide you with information about the process used and basis for property assessments in your area.

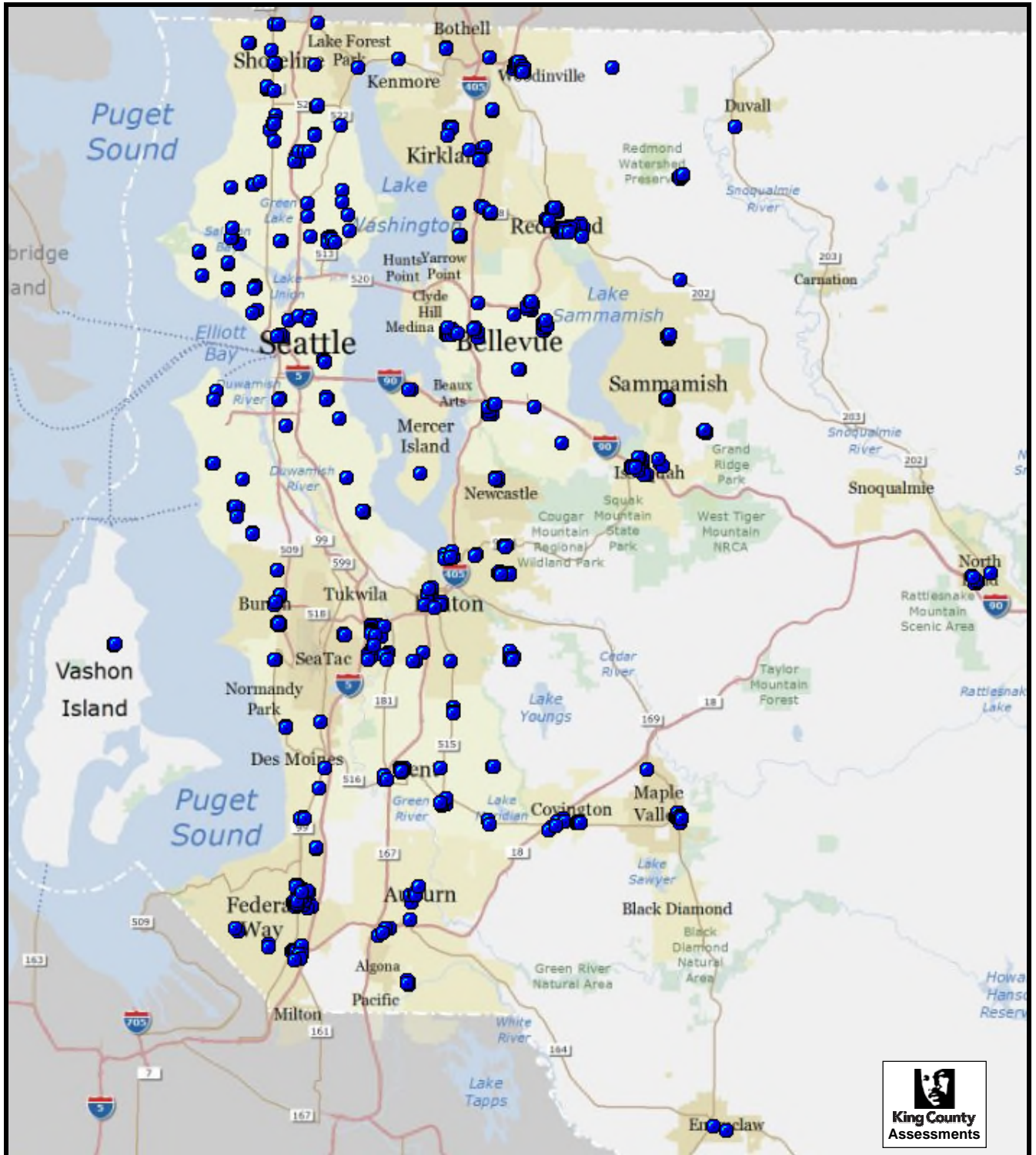
Fairness, accuracy, and uniform assessments set the foundation for effective government. I am pleased to incorporate your input as we make continuous and ongoing improvements to best serve you. Our goal is to ensure every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you should have questions, comments or concerns about the property assessment process and how it relates to your property.

In Service,

John Wilson
King County Assessor

Specialty Area 250 (Major Retail)



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Executive Summary Report

Appraisal Date 1/1/16 - 2016 Assessment Year

Specialty Name: Major Retail, Specialty Area 250

Sales – Improved Analysis Summary

- Number of Sales: 24
- Range of Sale Dates: 01/01/2013 – 12/31/2015

No ratio studies were included within this report due to the limited number of improved sales within the major retail specialty population.

The Income Approach was used in the final reconciliation of value because it allows greater equalization and uniformity of values for the various stratifications of major retail buildings and because market income data as of the valuation date is available. Current market income parameters, including stable rents, lower vacancy and declining capitalization rates, suggest an overall increase in the major retail market as of 01/01/2016 as compared to 01/01/2015. Overall industry data for major retail properties was used to make overall upward adjustments of approximately +3.40%.

Total Population - Parcel Summary Data:			
	<i>Land</i>	<i>Imps</i>	<i>Total</i>
<i>2015 Value</i>	\$3,628,057,300	\$2,880,509,600	\$6,508,566,900
<i>2016 Value</i>	\$3,834,371,300	\$2,895,285,300	\$6,729,656,600
<i>Percent Change</i>	5.69%	0.51%	3.40%

- Number of total parcels in major retail specialty population: 645
- Number of improved parcels in major retail specialty population: 516

Conclusion and Recommendation:

Assessed values for the 2016 revalue have increased on average by +3.40%.

Since the values recommended in this report improve uniformity and equity, it is recommended the assessed values should be posted for the 2016 Assessment Year.

Identification of the Area

Name or Designation: Specialty Area 250 - Major Retail

Major retail properties consist of regional malls, single tenant discount retailers, big box stores, large neighborhood/community retail centers, and stand-alone grocery stores. The regional mall properties are defined as those multi-tenanted properties in excess of 200,000 square feet of gross leasable area. The single tenant discount retailers and big box properties are generally in excess of 100,000 square feet, while the neighborhood/community retail centers are defined as those multi-tenanted properties that are either anchored or non-anchored centers. Anchored neighborhood/community retail centers consist of multi-tenanted properties that are of any size, while non-anchored multi-tenanted neighborhood/community retail centers are generally defined as retail developments in excess of 100,000 square feet. The major retail properties consist of 645 total parcels of which 513 are improved.

Boundaries: All areas within the boundaries of King County

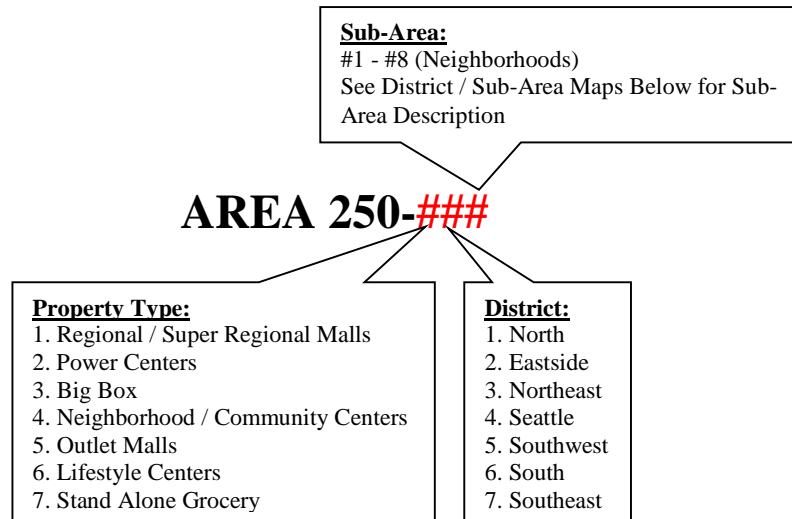
Maps: Detailed Assessor's maps are located on the 7th floor of the King County Administration Building, and the King County Assessor's Website.

Area Description: This specialty includes all major retail facilities that meet the major retail classification and are located in King County.

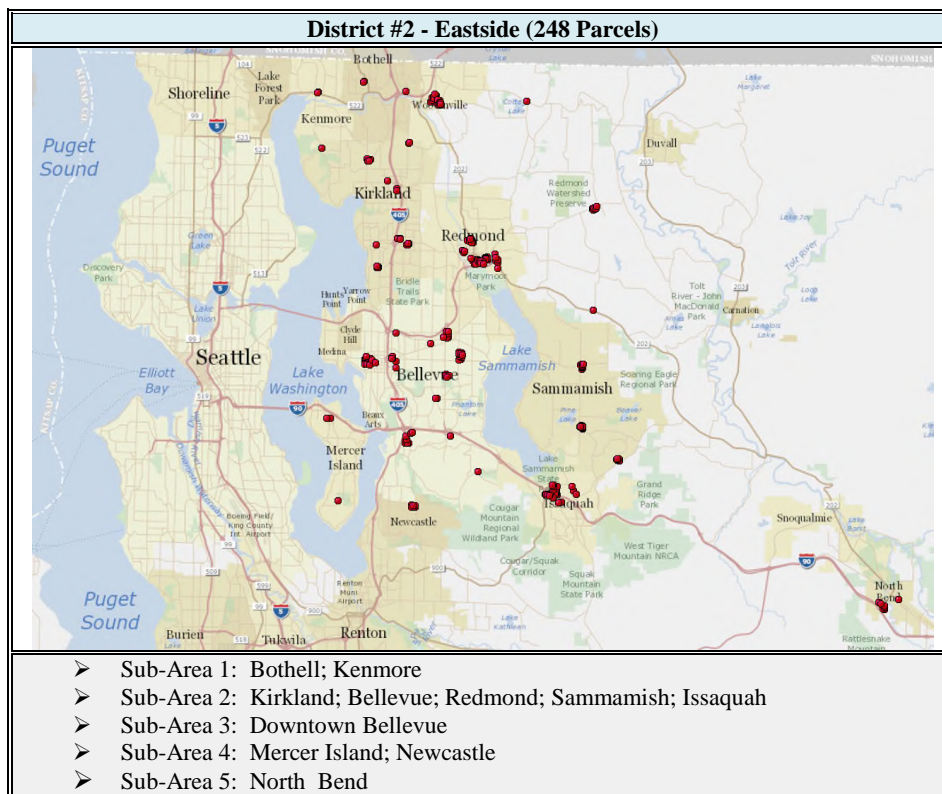
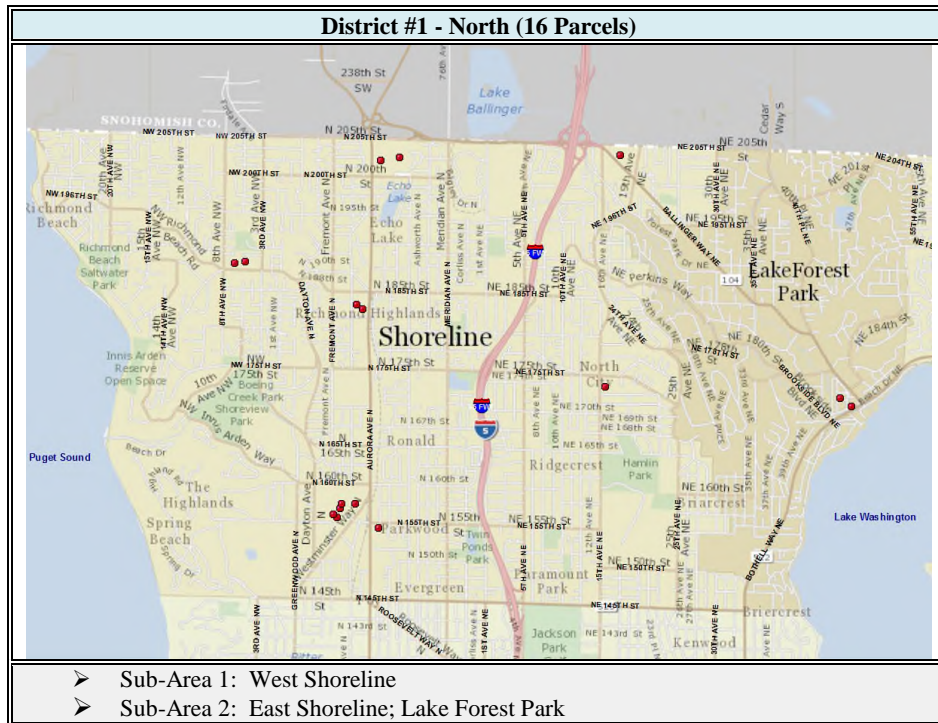
- Neighborhood / District Descriptions: Within Specialty Area 250, there are seven major retail type properties that are located in seven geographic districts. Of the seven geographic districts for major retail properties, each district has various neighborhood sub-areas. For equalization purposes, major retail properties are placed in their assigned district and sub-area to account for neighborhood market conditions when building economic income models (tables) based on characteristics, such as, location, effective age, quality, and predominate use.
- For purposes of record keeping, all of the malls, outlet malls, and lifestyle centers have been assigned their proper geographic neighborhood, but do not typically lend themselves to typical neighborhood designations due to the unique composition of the tenants and the quality of building improvements. In addition, due to the complexity in appraising malls, outlet malls, and lifestyle centers, these properties were not assigned neighborhood income tables and were assessed on an individual basis.

The three-digit neighborhood code within the major retail specialty depicts the subject's property type, district location, and sub-area.

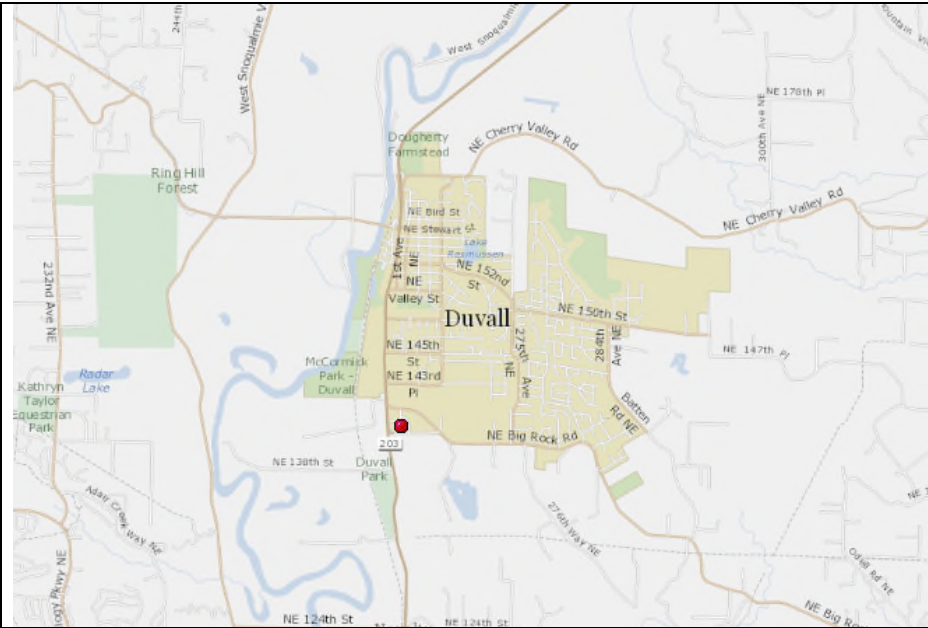
For example, a property located in Specialty Area **250-411**, would be described as a **Neighborhood/Community Center** located within the **North District** and **West Shoreline Sub-Area**.



➤ **District / Sub-Area Maps:**

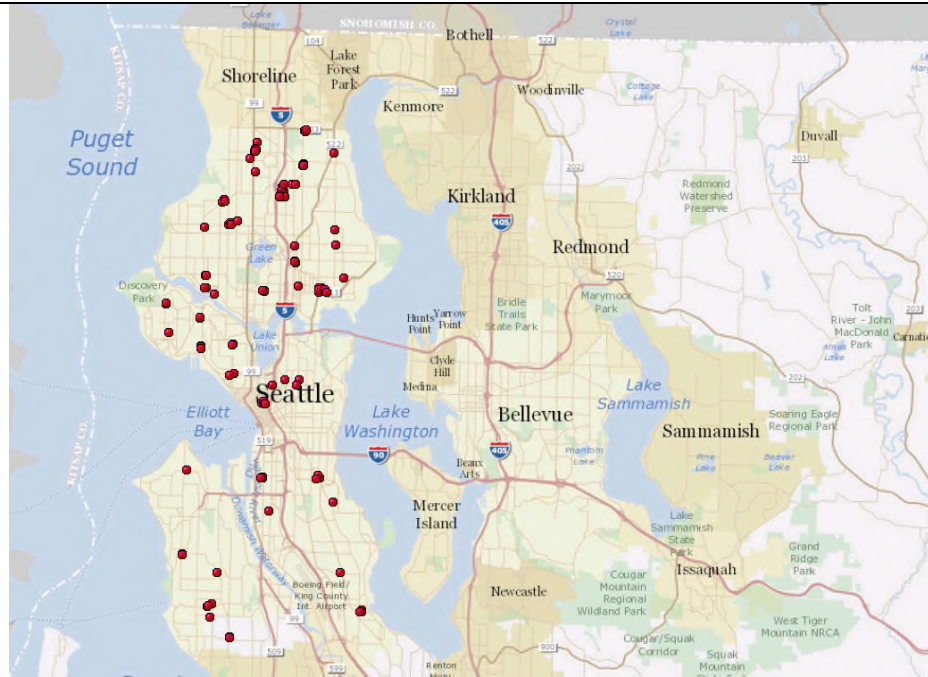


District #3 - Northeast (1 Parcel)



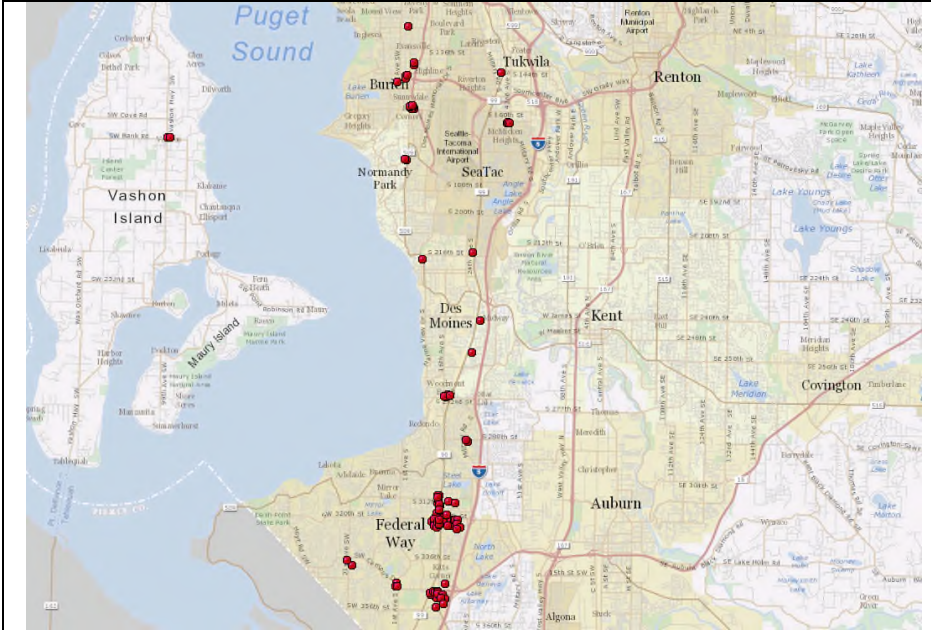
- Sub-Area 1: Duval
- Sub-Area 2: NE King County

District #4 Seattle - (114 Parcels)



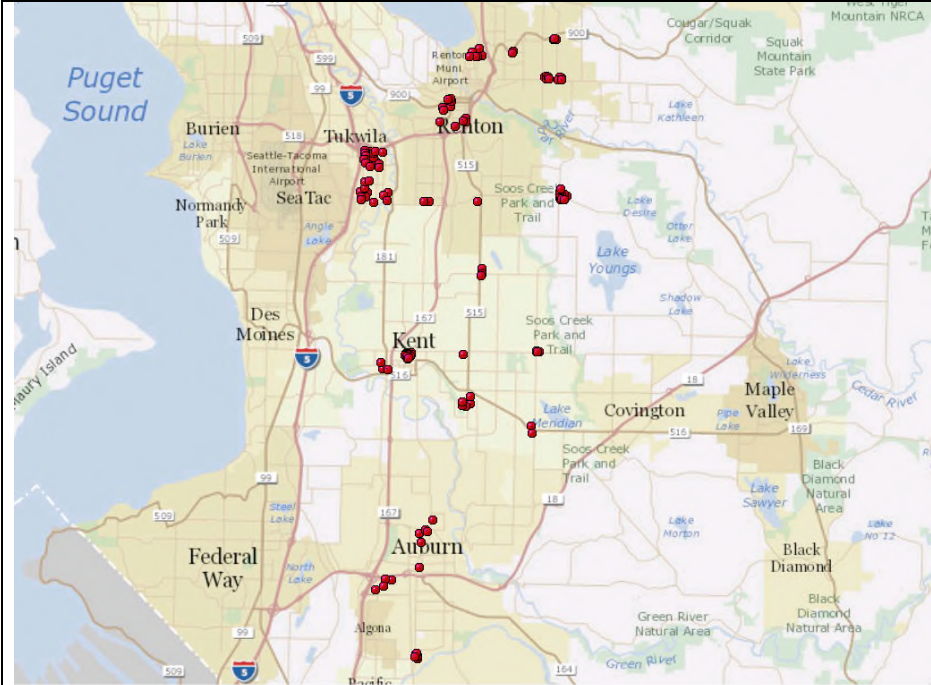
- Sub-Area 1: NW - Ballard; Fremont; Green Lake; Aurora
- Sub-Area 2: NE - Northgate; Lake City; University
- Sub-Area 3: Queen Anne; Magnolia
- Sub-Area 4: Capitol Hill; Madison Park
- Sub-Area 5: Downtown
- Sub-Area 6: West Seattle
- Sub-Area 7: Rainier Valley & South
- Sub-Area 8: Delridge; White Center

District #5 - Southwest (92 Parcels)



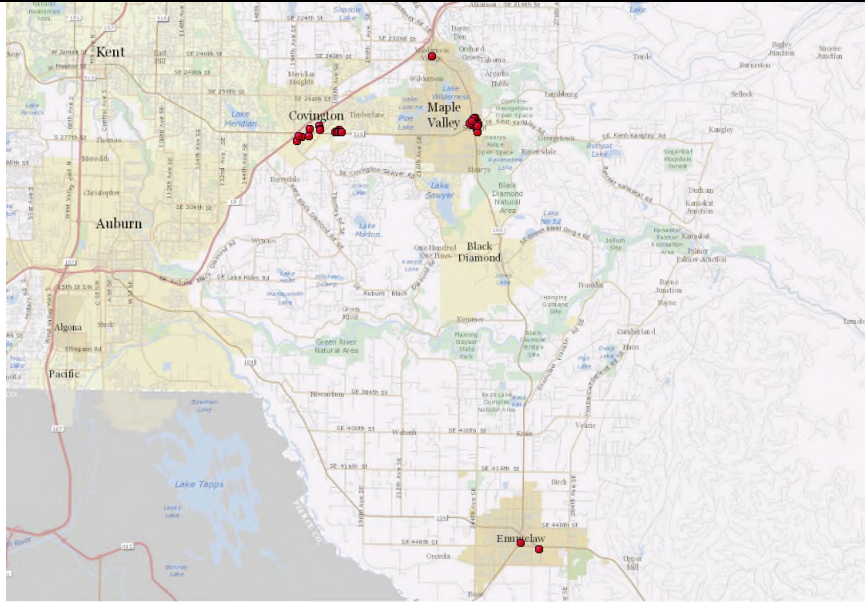
- Sub-Area 1: Vashon Island
- Sub-Area 2: Burien; SeaTac; Des Moines; Tukwila – West of I-5
- Sub-Area 3: Federal Way

District #6 - South (141 Parcels)



- Sub-Area 1: Renton; Tukwila – East of I-5
- Sub-Area 2: Kent
- Sub-Area 3: Auburn

District #7 - Southeast (33 Parcels)

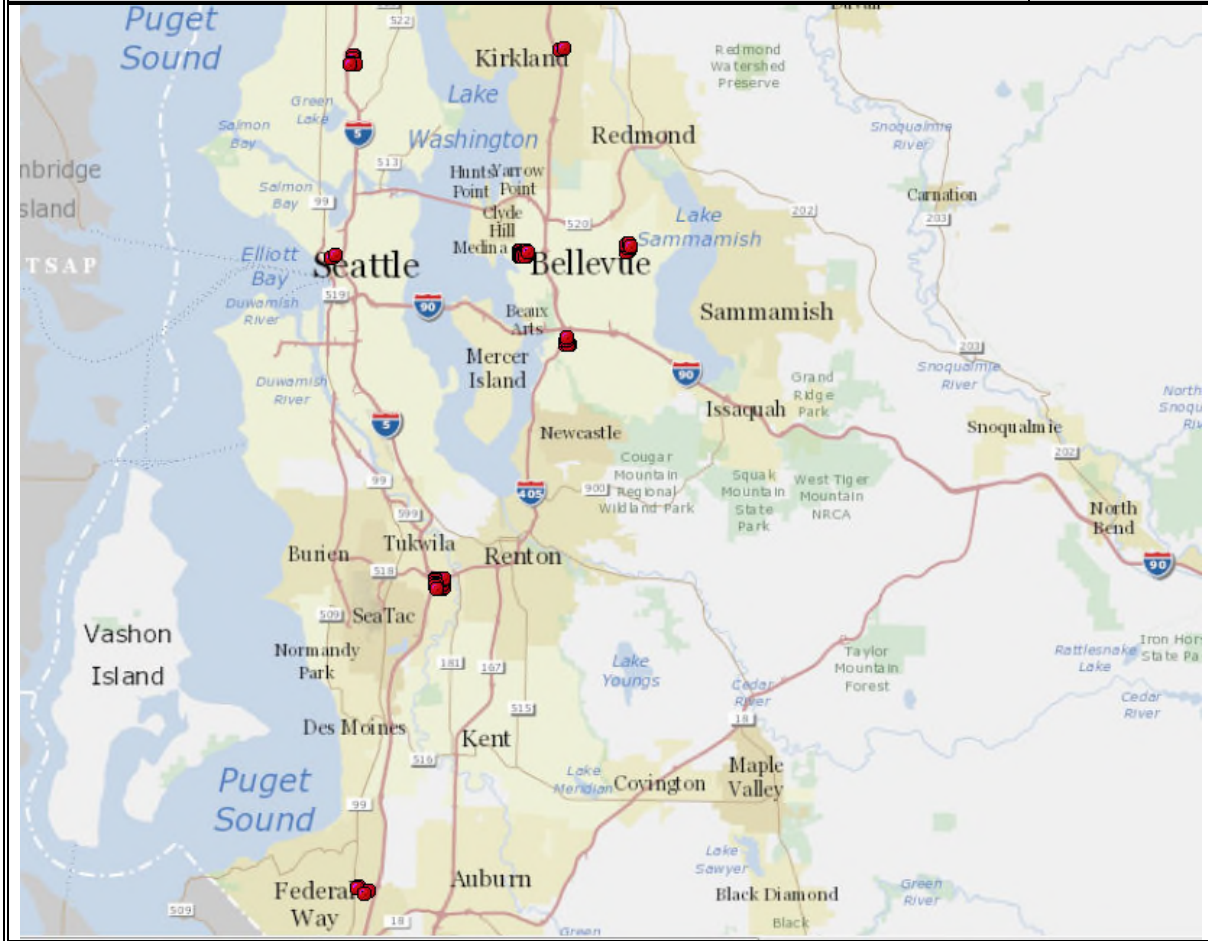


- Sub-Area 1: Covington; Maple Valley; Black Diamond
- Sub-Area 2: Enumclaw East

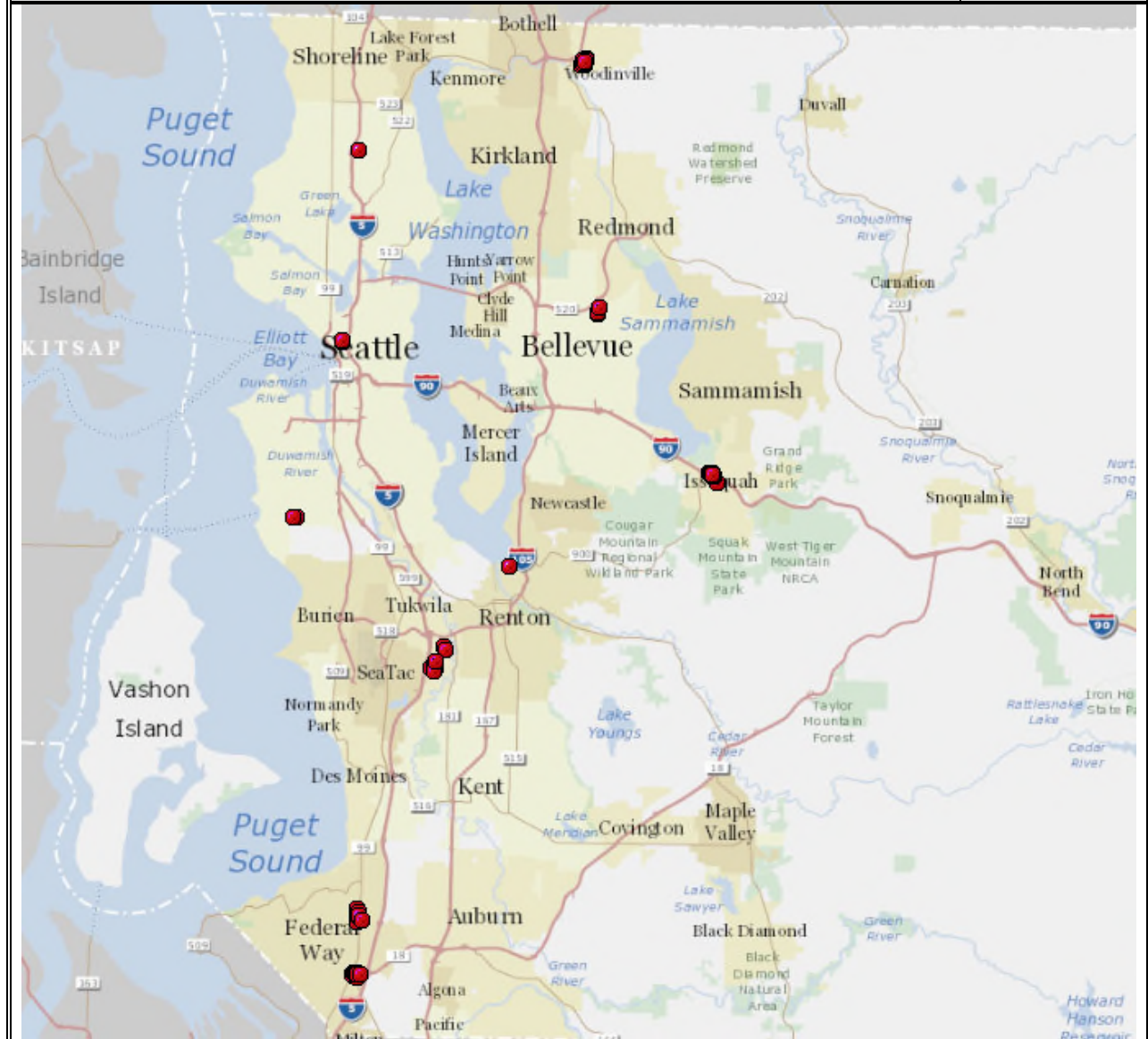
Major Retail Type Properties:

- Regional / Super Regional Malls
- Power Centers
- Big Box
- Neighborhood / Community Centers
- Outlet Malls
- Lifestyle Centers
- Outlet Malls

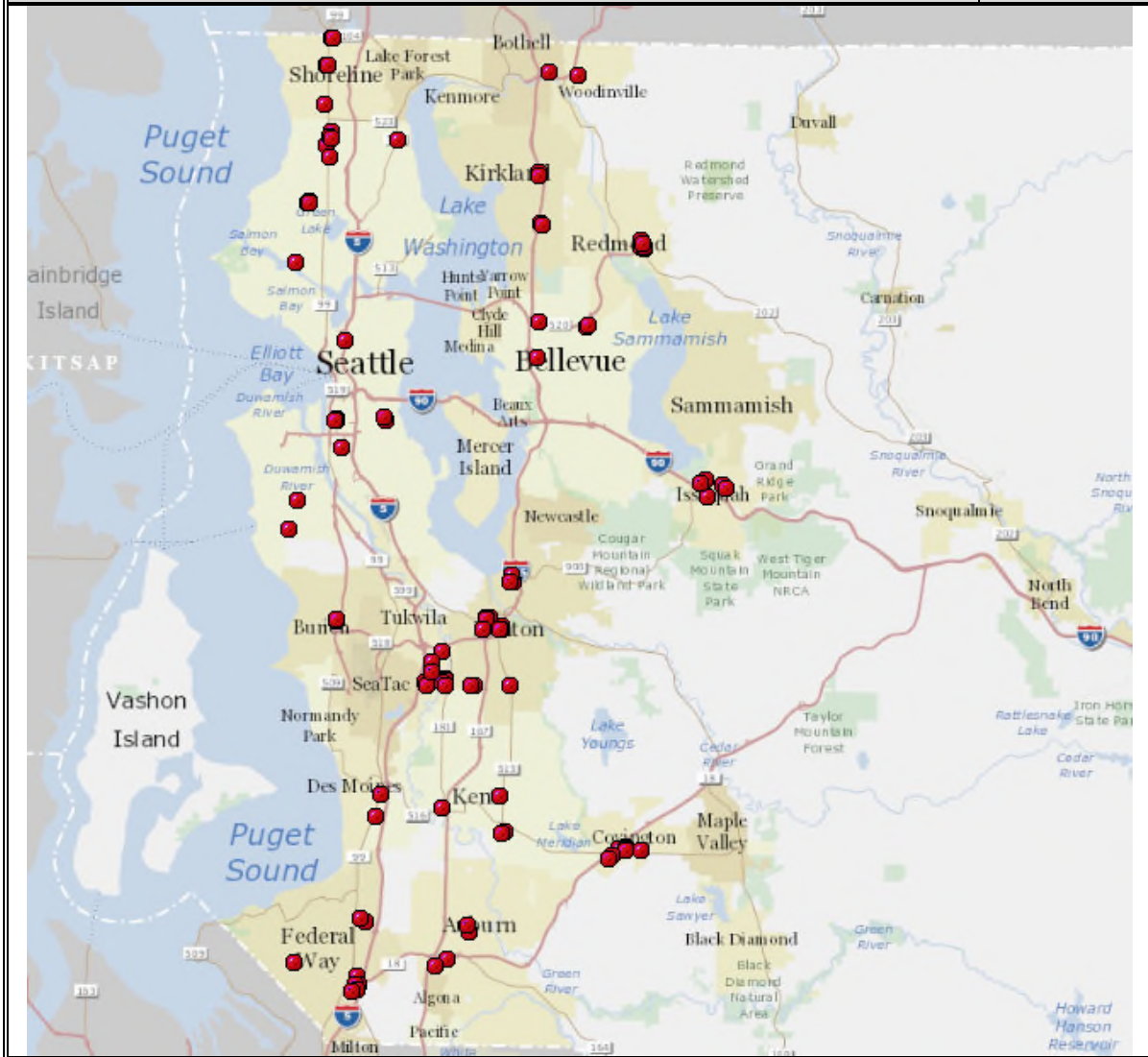
REGIONAL / SUPER REGIONAL MALLS			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
122	Eastside (Dist. 2, Subarea 2)	Kirkland; Bellevue; Redmond; Sammamish; Issaquah	14
123	Eastside (Dist. 2, Subarea 3)	Downtown Bellevue	20
124	Eastside (Dist. 2, Subarea 4)	Mercer Island; Newcastle	6
142	Seattle NE (Dist. 4, Subarea 2)	Northgate; Lake City; University	8
145	Seattle (Dist. 4, Subarea 5)	Downtown	2
153	SW (Dist. 5, Subarea 3)	Federal Way	13
161	South (Dist. 6, Subarea 1)	Renton; Tukwila East of I-5	19
Description:			82



POWER CENTERS			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
222	Eastside (Dist. 2, Subarea 2)	Kirkland; Bellevue; Redmond; Sammamish; Issaquah	27
242	Seattle NE (Dist. 4, Subarea 2)	Northgate; Lake City; University	1
245	Seattle (Dist. 4, Subarea 5)	Downtown	2
248	Seattle (Dist. 4, Subarea 8)	Delridge; White Center	2
253	SW (Dist. 5, Subarea 3)	Federal Way	21
261	South (Dist. 6, Subarea 1)	Renton; Tukwila East of I-5	7
Total			60

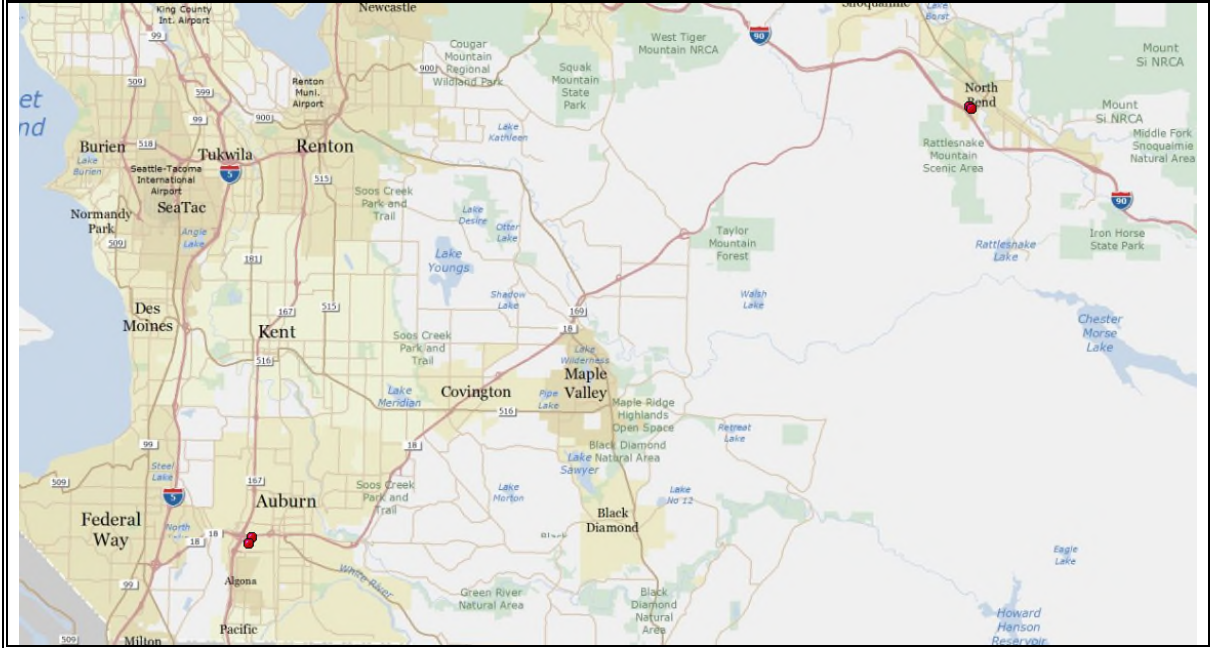


BIG BOX			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
311	North (Distr. 1, Subarea 1)	West Shoreline	5
321	Eastside (Dist. 2, Subarea 1)	Bothell; Kenmore	1
322	Eastside (Dist. 2, Subarea 2)	Kirkland; Bellevue; Redmond; Sammamish; Issaquah	19
341	Seattle NW (Dist. 4, Subarea 1)	Seattle NW - Ballard; Fremont; Green Lake; Aurora	8
342	Seattle NE (Dist. 4, Subarea 2)	Seattle NE - Northgate; Lake City; University	1
343	Seattle (Dist. 4, Subarea 3)	Queen Anne; Magnolia	1
345	Seattle (Dist. 4, Subarea 5)	Downtown	3
346	Seattle (Dist. 4, Subarea 6)	West Seattle	5
347	Seattle (Dist. 4, Subarea 7)	Rainier Valley; South	2
348	Seattle (Dist. 4, Subarea 8)	Delridge; White Center	2
352	SW (Dist. 5, Subarea 2)	Burien; SeaTac; Des Moines; Tukwila - West of I-5	4
353	SW (Dist. 5, Subarea 3)	Federal Way	7
361	South (Dist. 6, Subarea 1)	Renton; Tukwila - East of I-5	22
362	South (Dist. 6, Subarea 2)	Kent	4
363	South (Dist. 6, Subarea 3)	Auburn	4
371	SE (Dist. 7, Subarea 1)	Covington; Maple Valley; Black Diamond	9
Total			97

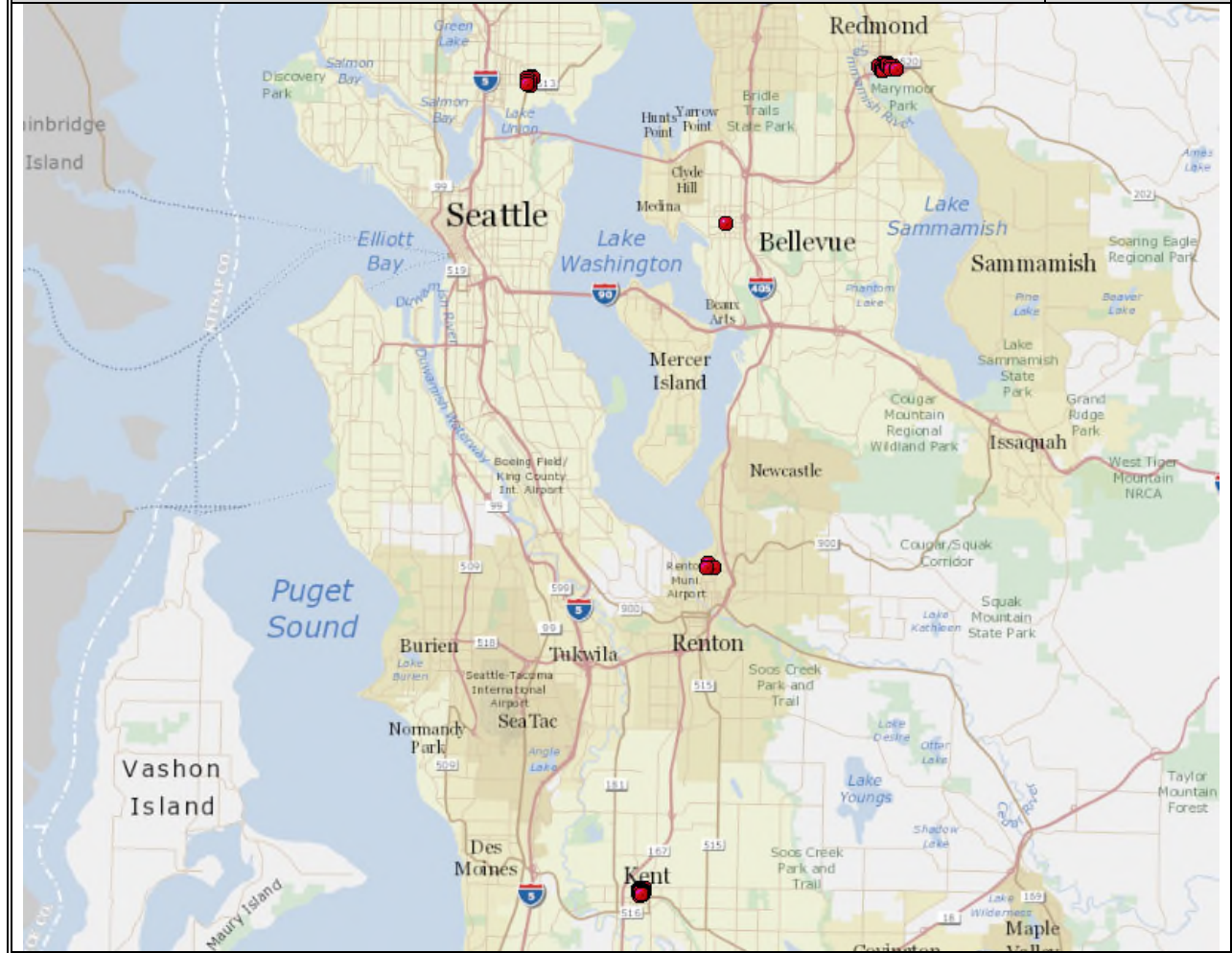


NEIGHBORHOOD / COMMUNITY CENTERS			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
411	North (Dist. 1, Subarea 1)	West Shoreline	6
412	North (Dist. 1, Subarea 2)	East Shoreline; Lake Forest Park	3
421	Eastside (Dist. 2, Subarea 1)	Bothell; Kenmore	2
422	Eastside (Dist. 2, Subarea 2)	Kirkland; Bellevue; Redmond; Sammamish; Issaquah	107
423	Eastside (Dist. 2, Subarea 3)	Downtown Bellevue	1
424	Eastside (Dist. 2, Subarea 4)	Mercer Island; Newcastle	10
425	Eastside (Dist. 2, Subarea 5)	North Bend	5
441	Seattle NW (Dist. 4, Subarea 1)	Seattle NW - Ballard; Fremont; Green Lake; Aurora	4
442	Seattle NE (Dist. 4, Subarea 2)	NE - Northgate; Lake City; University	8
443	Seattle (Dist. 4, Subarea 3)	Queen Anne; Magnolia	13
444	Seattle (Dist. 4, Subarea 4)	Capitol Hill; Madison Park	1
447	Seattle (Dist. 4, Subarea 7)	Rainier Valley - South	1
451	SW (Dist. 5, Subarea 1)	Vashon Island	3
452	SW (Dist. 5, Subarea 2)	Burien; SeaTac; Des Moines; Tukwila - West of I-5	19
453	SW (Dist. 5, Subarea 3)	Federal Way	10
461	South (Dist. 6, Subarea 1)	Renton; Tukwila - East of I-5	29
462	South (Dist. 6, Subarea 2)	Kent	14
463	South (Dist. 6, Subarea 3)	Auburn	9
471	SE (Dist. 7, Subarea 1)	Covington; Maple Valley; Black Diamond	21
472	SE (Dist. 7, Subarea 2)	Enumclaw East	1
Total			267

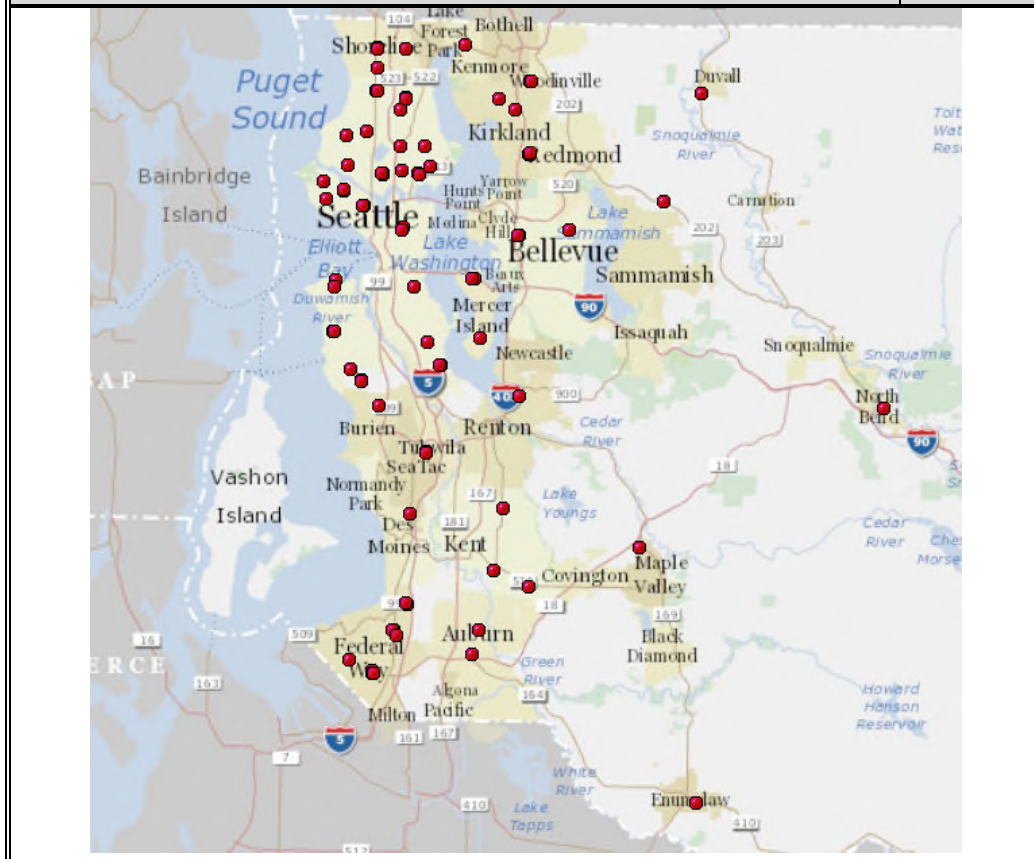
OUTLET MALLS			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
525	Eastside (Dist. 2, Subarea 5)	North Bend	2
563	South (Dist. 6, Subarea 3)	Auburn	2
Total			4



LIFESTYLE CENTERS			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
622	Eastside (Dist. 2, Subarea 2)	Kirkland; Bellevue; Redmond; Sammamish; Issaquah	14
623	Eastside (Dist. 2, Subarea 3)	Downtown Bellevue	1
642	Seattle NE (Dist. 4, Subarea 2)	NE – Northgate; Lake City; University	8
661	South (Dist. 6, Subarea 1)	Renton; Tukwila - East of I-5	3
662	South (Dist. 6, Subarea 2)	Kent	22
Total			48



STAND ALONE GROCERY STORES			
Retail Neigh.	Retail Dist./Subarea	Neighborhood Description	Parcel Count
711	North (Distr. 1, Subarea 1)	West .Shoreline	1
712	North (Distr. 1, Subarea 2)	East Shoreline; Lake Forest Park	1
721	Eastside (Dist. 2, Subarea 1)	Bothell; Kenmore	2
722	Eastside (Dist. 2, Subarea 2)	Kirkland; Bellevue; Redmond; Sammamish; Issaquah	13
724	Eastside (Dist. 2, Subarea 4)	Mercer Island; Newcastle	3
725	Eastside (Dist. 2, Subarea 5)	North Bend	1
731	NE Rural (Dist. 3, Subarea 1)	Duvall	1
741	Seattle NW (Dist. 4, Subarea 1)	NW - Ballard; Fremont; Green Lake; Aurora	9
742	Seattle NE (Dist. 4, Subarea 2)	NE – Northgate; Lake City; University	12
743	Seattle (Dist. 4, Subarea 3)	Queen Anne; Magnolia	8
744	Seattle (Dist. 4, Subarea 4)	Capitol Hill; Madison Park	2
746	Seattle (Dist. 4, Subarea 6)	West Seattle	1
747	Seattle (Dist. 4, Subarea 7)	Rainier Valley; South	5
748	Seattle (Dist. 4, Subarea 8)	Delridge; White Center	5
752	SW (Dist. 5, Subarea 2)	Burien; SeaTac; Des Moines; Tukwila - West of I-5	6
753	SW (Dist. 5, Subarea 3)	Federal Way	9
761	South (Dist. 6, Subarea 1)	Renton; Tukwila - East of I-5	2
762	South (Dist. 6, Subarea 2)	Kent	2
763	South (Dist. 6, Subarea 3)	Auburn	2
771	SE (Dist. 7, Subarea 1)	Covington; Maple Valley; Black Diamond	1
772	SE (Dist. 7, Subarea 2)	Enumclaw East	1
Total			87



Analysis Process:

Effective Date of Appraisal: January 1, 2016

Date of Appraisal Report: June 1, 2016

Specialty and Responsible Appraiser

- Specialty Area 250 - Major Retail
- The following appraiser did the valuation for this specialty assessment:

Name: Steven Roberts
Job Title: Commercial Appraiser II

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with current zoning and current anticipated use patterns, indicate the highest and best use of the majority of the appraised parcels as commercial use. Any opinion not consistent with this is specifically noted in the records and considered in the valuation of the specific parcel.

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. The current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved.

In those properties where the property is not at its highest and best use, a nominal value of \$1,000 is assigned to the improvements.

Standards and Measurement of Data Accuracy: Each sale was verified with the buyer, seller, real estate agent or tenant when possible. Current data was verified and corrected when necessary by field inspection, review of plans, marketing information, and rent rolls when available.

Special Assumptions and Limiting Conditions

All three approaches to value were considered in this analysis.

- Sales from 01/01/2013 to 12/31/2015 were considered in all analysis.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends.

Major Retail Description:


King County’s major retail properties fall into a number of categories. The most visible are the regional shopping centers such as Northgate Mall, Bellevue Square and Westfield Southcenter. Throughout King County, there are also a number of single tenant, discount retailers such as Fred Meyer, Target, Wal-Mart and Best Buy in addition to big box retail stores such as Lowe’s, Home Depot, Sam’s Club and Costco. King County’s two outlet malls are the Seattle Outlet Collection in Auburn and the Factory Stores of North Bend. Also included in the major retail properties are anchored neighborhood shopping centers, large line retail centers, and stand-alone grocery stores. Properties that are more difficult to classify include Westlake and Meridian Centers in downtown Seattle.

- Regional / Super Regional Malls
- Power Centers
- Lifestyle Centers
- Outlet Malls
- Neighborhood / Community Centers
- Big Box Retailers
- Stand Alone Grocery

Malls:


The most common design mode for regional and super-regional centers is often referred to as a “shopping mall”. The walkway or “mall” is typically enclosed, climate-controlled and lighted, and flanked on one or both sides by storefronts and entrances. Onsite parking, usually provided around perimeter of the center, may be surface or structured.

Regional Center: The regional center is typically enclosed and has a total GLA ranging in size from 400,000 to 800,000 square feet. These centers are typically anchored by at least two or more full-line department stores with smaller anchor tenants, such as junior department stores, discount department stores, mass merchant stores, and fashion apparel stores. Regional centers typically include many smaller in-line retail stores such as general merchandise stores, gift stores, restaurants, and food courts. The anchor ratio for regional malls typically ranges between 50% and 70% with a primary trade area from 5 to 15 miles.

	REGIONAL CENTERS	
	Concept	General merch.; fashion (mall, typl. enclosed)
	Sq.Ft. (Incl. Anchors)	400k - 800k
	Acreage	40-100
	Typical Anchor Number	2 or more
	Typical Anchor Ratio	50% - 70%
	Typical Anchor Type	Full-line department store; Jr. department store; mass merchant; discount department store; fashion apparel

*Photo: Northgate Mall (Seattle)

Super-regional Center: The super-regional center has many of the same attributes as the regional center but at a larger scale. The super-regional center is typically enclosed and has a total GLA exceeding 800,000 square feet. The super-regional center is anchored by three or more full-line department stores with smaller anchor tenants, such as junior department stores, discount department stores, mass merchant stores, and fashion apparel stores. Super-regional centers typically include many smaller in-line retail stores such as general merchandise stores, gift stores, restaurants, and food courts. The anchor ratio for regional malls typically range between 50% and 70% and has a primary trade area from 5 to 25 miles.

	SUPER-REGIONAL CENTERS	
	Concept	Similar to regional center but has more variety and assortment.
	Sq.Ft. (Incl. Anchors)	800k +
	Acreage	60-120
	Typical Anchor Number	3 or more
	Typical Anchor Ratio	50% - 70%
	Typical Anchor Type	Full-line department store; Jr. department store; mass merchant; discount department store; fashion apparel

*Photo: Westfield "South Center Mall" (Tukwila)

Mall Class Types: The *Pricewaterhouse Cooper Real Estate Investor Survey* is a national publication that has a wealth of information. Its Real Estate Investor Survey was formerly known as *Korpacz Real Estate Investor Survey*. The survey represents a cross section of major institutional equity real estate market participants who invest primarily in institutional-grade (investment quality) properties. Rates and other assumptions presented in the survey indicate the participant's expectations from institutional-grade real property investment. Institutional-grade properties are those properties sought out by institutional buyers that have the capacity to meet the prevalent institutional investment criteria, which are referred to in this survey. In the retail market, PwC reports on the National Regional Mall Market, the National Power Center Market, and the National Strip Shopping Center Market.


National Regional Mall Market: According to the current PwC survey of participants, regional malls classifications based on in-line store retail sales per square foot are as follows:

<u>Class:</u>	<u>Inline Retail Sales PSF¹:</u>
A+	\$650 and up
A	\$500 to \$649
B+	\$400 to \$499
B	\$300 to \$399
C	Less than \$300

¹ PwC Real Estate Investor Survey, 4th Quarter 2015, pg. 103


Open-Air Centers:

Power Centers: The power center is typically dominated by several large anchors, including discount department stores, off-price stores, warehouse clubs, or “category killers,”(i.e., stores that offer a vast selection in related merchandise categories at very competitive retail prices). The center typically consists of several anchors, some of which may be freestanding (unconnected) and only a minimum amount of small specialty tenants.

POWER CENTERS	
	<p>Concept Category-dominant anchors; few small tenants</p> <p>Sq.Ft. (Incl. Anchors) 250k – 600k</p> <p>Acreage 25 – 80</p> <p>Typical Anchor Number 3 or more</p> <p>Typical Anchor Ratio 75% - 90%</p> <p>Typical Anchor Type Category killer; home Improvement; discount department store; warehouse club; off-price</p>

*Photo: Northgate North (Seattle)

Lifestyle Centers: Most often located near affluent residential neighborhoods, this center type caters to the retail needs and “lifestyle” pursuits of consumers in its trading area. It has an open-air configuration and typically includes at least 50,000 square feet of retail space occupied by upscale national chain specialty stores. Other elements differentiate the lifestyle center in its role as a multi-purpose leisure-time destination, including restaurants, entertainment, and design ambience and amenities such as fountains and street furniture that are conducive to casual browsing. These centers may be anchored by one or more conventional or fashion specialty department stores.

LIFESTYLE CENTERS	
	<p>Concept Upscale national chain specialty stores; dining and entertainment in outdoor setting</p> <p>Sq.Ft. (Incl. Anchors) Typically 150k -500k but can be smaller or larger</p> <p>Acreage 10 – 40</p> <p>Typical Anchor Number 0-2</p> <p>Typical Anchor Ratio 0% - 50%</p> <p>Typical Anchor Type Not usually anchored in the traditional sense but may include book store; other large-format specialty retailers; multi-plex cinema; small department store</p>

*Photo: University Village (Seattle)

Outlet Malls: This center type consists of manufactures and retailers’ outlet stores selling brand-name goods at a discount. These centers are typically not anchored, although certain brand-name stores may serve as “magnet” tenants. The majority of outlet centers are open-air, configured either in a strip or as a village cluster, although some are enclosed.

	OUTLET MALLS	
	Concept	Manufactures’ outlet stores
	Sq.Ft. (Incl. Anchors)	50k – 400k
	Acreage	10 – 50
	Typical Anchor Number	N/A
	Typical Anchor Ratio	40% - 60%
	Typical Anchor Type	Manufactures’ outlet stores


*Photo: North Bend Premium Outlet Stores (North Bend)

Community Centers: The community center ranges in size from 100,000 to 350,000 square feet of GLA. The community center is typically anchored by a junior department store and one, or a combination of the following: supermarket, drugstore, home improvement center, and variety store. The small shops are typically a combination of convenience and service stores, restaurants, and general merchandise and fashion stores.

	COMMUNITY CENTERS	
	Concept	General merchandise; Convenience
	Sq.Ft. (Incl. Anchors)	100k – 350k
	Acreage	10 – 40
	Typical Anchor Number	2 or more
	Typical Anchor Ratio	40% -60%
	Typical Anchor Type	Discount department store; supermarket; drug; home improvement; large specialty/discount apparel


*Photo: Westwood Village (West Seattle)

Neighborhood Centers: The neighborhood center ranges in size from 30,000 to 150,000 square feet of GLA and is usually anchored by a supermarket. Some neighborhood centers may have a drugstore or home improvement store as additional major tenants. The small shops are generally service tenants such as laundromats, cleaners, and food service tenants such as restaurants and specialty food stores.

	NEIGHBORHOOD CENTERS	
	Concept	Convenience
	Sq.Ft. (Incl. Anchors)	30k – 150k
	Acreage	3 – 15
	Typical Anchor Number	1 or more
	Typical Anchor Ratio	30% - 50%
	Typical Anchor Type	Discount department store; supermarket; drug; home improvement; large specialty/discount apparel.

*Photo: Bear Creek Village Shopping Center (Redmond)

Stand-Alone Grocery: The stand-alone grocery store (supermarket) typically ranges in size from 30,000 to 70,000 square feet of GLA. Many of the grocery stores have additional tenants located inside the stores, which may include a pharmacy, a bank, or even an optical service center. Fuel service may also be included as part of the grocery store footprint.

	STAND-ALONE GROCERY (SUPERMARKET)	
	Concept	Convenience
	Sq.Ft. (Incl. Anchors)	30k – 70k
	Acreage	2 – 5
	Typical Anchor Number	1 or more
	Typical Anchor Ratio	100%
	Typical Anchor Type	National or regional grocery store, which may include a national or regional supermarket; specialty grocery market; discount grocery store; or grocery store cooperative

*Photo: West Totem Lake QFC (Kirkland)

Big Box Stores:



The terms "big box", "value retailers", "superstore," and "category killer" are used interchangeably. The retail model depends on high-volume rather than price markups. To do a profitable volume, they must occupy large amounts of space. Typically, they range in size from 90,000 to 200,000 square feet, are located as often as possible near highway interchanges or exits, use the same windowless box store design with several acres of a single-floor layout, and require vast surface parking.

Big box retail stores (generally referred to collectively as "superstores") are generally categorized into three subgroups: discount department stores, category killers, and warehouse clubs.

Discount department stores sell department store merchandise at low prices. Wal-Mart, Kmart, and Target are examples of this type.

Category killers are large specialty (niche) retailers that buy and sell in huge volumes at low prices. Prices are further reduced by eliminating "middleman" charges and dealing directly with product manufacturers. Examples include Toys R Us, Home Depot, and Sports Authority.

Warehouse clubs are membership shopping clubs that offer a variety of goods, often including groceries, electronics, clothing, hardware, and more, at wholesale prices. Unlike discount department stores, which may sell as many as 60,000 distinct items, warehouse clubs limit their range to 3,000 to 5,000 items. Sam's Club, Costco, and Pace dominate this industry. Their stores range in size from 104,000 to 170,000 square feet and serve markets up to 250,000 people.

Conglomerations of superstores in 250,000 to 750,000 square foot centers are called "power centers." IKEA seems to be a mix between a discount department store (household goods) and a category killer (furniture).

GAS STATION DATA



*Photo: Type 1 Fuel Accessories - Safeway Gas (Kenmore)

Many of the community/neighborhood shopping centers, big box retail stores, and stand-alone grocery stores have fuel service facilities that are part of the greater retail center development.

There are generally four types of retail outlets, which sell gasoline:

- Gas only with numerous Multi-Product Dispensers (MPD's) and may include small kiosk. Typically associated with shopping centers, big box retail, and grocery stores.
- Convenience store (C-Store) with gas.
- The co-branded C-Store/Quick Service Restaurant (QSR).
- Old style service station with service bays, air compressor, hoists, etc.

The old style service stations that have not been remodeled with a snack shop or C-Store have the greatest obsolescence and are at the bottom of the market. The very large co-branded C-Stores with gas, numerous dispensers and various other profit centers are at the high end.

Buildings:

The Cost Approach has been utilized to appraise gas stations. The subject parcels in King County have been inspected and stratified according to building quality:

<i>Gas Station Category</i>	
<i>Excellent</i>	Best wood, steel, brick or masonry, high volume area, best workmanship with good finish, best materials, HVAC
<i>Good</i>	Good wood, steel, brick w/sash and large overhangs, ranch or suburban style, good quality materials.
<i>Average</i>	Average painted steel or cement block, small overhangs, small office. Average quality materials throughout.
<i>Low Cost</i>	Painted steel or cement block, inexpensive sash, doors and gates, usually older with low cost materials used.

Accessory Improvements:

The valuation of accessory improvements (AI's) relates to the construction quality of the property as a whole. AI's are stratified according to quantity and quality. For example, an excellent quality building will generally have Type I accessory improvements, a Good quality building will have Type II AI's, an average quality building will have Type III AI's, and a Low cost building will have Type IV AI's. The value of AI's also relates to the number of filling stations and the size of the lot. Marshall Valuation Service indicates that the lives of such improvements are 15 to 25 years however, because of the store's long hours and heavy foot traffic deterioration of the interior can happen at a rapid rate. Excellent level stores will replace worn interior furnishings before wear shows while lesser qualities tend to show more wear and tear. The accessory improvements take the level of replacement/maintenance/repair into consideration when judging the construction quality of the store.

Accessory improvements are labeled as Type I – IV in the accessory improvement section of the King County Real Property database. The value contribution of the accessory package was flat valued according to the indicated value range for the category type and included in the total cost estimate for the service station. These fuel service facilities are treated as accessory improvements (AI's) and are considered an additional add-on value that is placed on the parcel's primary retail improvement.

Type	Quality	Cost
Type I	Best quality components throughout	\$300,000 - \$500,000
Type II	Good quality components throughout	\$200,000 - \$300,000
Type III	Average quality components throughout	\$100,000 - \$200,000
Type IV	Low cost components throughout	\$10,000 - \$100,000

Example:

Service Station Accessory Improvements: Type II Average Quality Cost New

Description		Cost
Tanks	10,000 gal.	\$44,000
	15,000 gal.	\$54,000
	20,000 gal.	\$76,000
Islands		\$20,000
Paving (Including curbs & cutouts)		\$25,000
Lighting		\$8,000
Sign Pole		\$3,000
Canopy	1,500 Sq.Ft.	\$45,000
	2,500 Sq.Ft.	\$75,000
Piping & Wiring		\$40,000
Labor, Site Prep and Soft Cost		Varies

Car washes in separate buildings were valued by the Marshall & Swift automated cost modeling system. Generally building quality will be the same as the primary building. All car wash equipment is personal property. The Personal Property Division also assesses compressors, pumps, dispensers, signage, hoists, tools, furniture and fixtures.

Population:

Puget Sound: As of Year-End 2015, the population in the Central Puget Sound region (King, Kitsap, Pierce, and Snohomish counties) reached +/- 3.89 million. The 2014 population level represents an increase of +5.63% from 2010 and +19.01% from 2000. Since 2000, Snohomish County experienced the greatest population increase of 25.01%, while King County had the largest increase since 2010 at 6.30%. As of 2015, King County accounted for 52.65% of the total population within the four county region. Since 2000, King County's population grew by 315,800 or 18.18% (1.21% per year).

Current Population ²	2000	2010	2015	% Change 2000-2015	% Change 2010-2015
King County	1,737,000	1,931,200	2,052,800	18.18%	6.30%
Kitsap County	232,000	251,100	258,200	11.29%	2.83%
Pierce County	700,800	795,200	830,120	18.45%	4.39%
Snohomish County	606,000	713,300	757,600	25.01%	6.21%
Region Total	3,275,800	3,690,900	3,898,720	19.01%	5.63%

Cities & Towns: About 2,757,190 people live within the incorporated area of the Central Puget Sound region. As of 2015, incorporated cities and towns accounted for 70.7% of the total population. The changing shares reflect not only differences in population growth among locations within the region, but also annexations and new incorporations. At the top of the list of cities with the greatest percentage growth were Kirkland, Kent, and Burien, with reported population growths of 71.1%, 46.5% and 33.0%, respectively.

Top 10 Cities With Greatest Percentage Population Growth (2010 to 2015) ³						
Municipality	County	Census 2010	Population 2015	Change 2010-15	% Change 2010-2015	Population Annexed 2010-2015
Kirkland	King	48,787	83,460	34,673	71.1%	31,816
Burien	King	33,313	48,810	15,497	46.5%	14,292
Kent	King	92,411	122,900	30,489	33.0%	25,458
Bothell (all)	King/Snohomish	33,505	42,640	9,135	27.3%	6,801
Port Orchard	Kitsap	11,157	13,510	2,353	21.1%	943
Ruston	Pierce	749	905	156	20.8%	0
Snoqualmie	King	10,670	12,850	2,180	20.4%	0
Gig Harbor	Pierce	7,126	8,555	1,429	20.1%	4
DuPont	Pierce	8,199	9,250	1,051	12.8%	0
North Bend	King	5,731	6,460	729	12.7%	98

² Puget Sound Regional Council; Puget Sound Trends, November 2015

³ Puget Sound Regional Council; Puget Sound Trends, November 2015

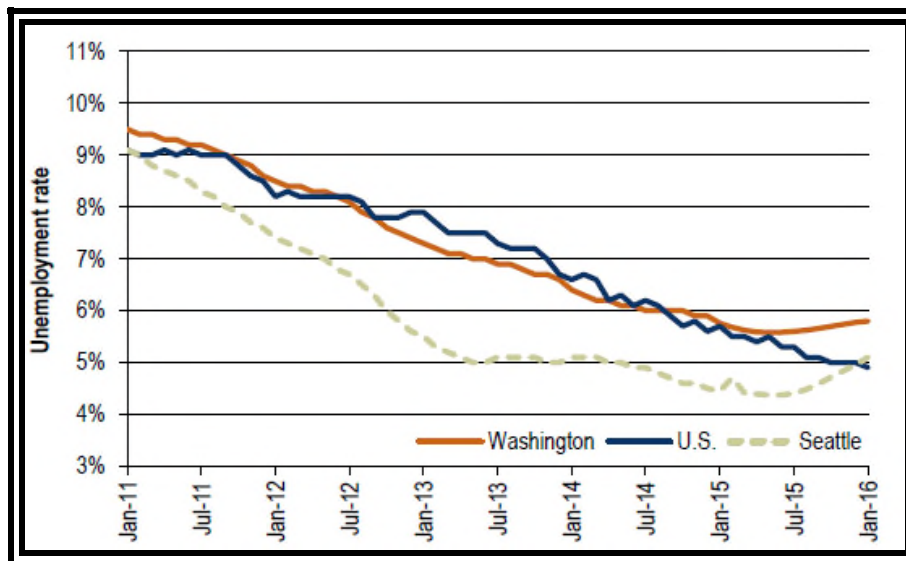
The city with the greatest nominal population growth was Seattle (53,740), followed by Kirkland (34,673), Kent (30,489), Burien (15,497), and Bellevue (12,637). Except for Seattle and Auburn, the cities' large growth was a result of major annexations. Like Kirkland, Kent and Burien saw extraordinary growth as a result of major annexations that incorporated a sizable population well over 10,000 people each in 2010 and 2011, respectively. Seattle and Auburn's growth was primary due from real population growth.

Top 10 Cities With Greatest Nominal Population Growth (2010 to 2015) ⁴						
Municipality	County	Census 2010	Population 2015	Nominal Change 2010-15	% Change 2010-2015	Population Annexed 2010-2015
Seattle	King	608,660	662,400	53,740	8.8%	0
Kirkland	King	48,787	83,460	34,673	71.1%	31,816
Kent	King	92,411	122,900	30,489	33.0%	25,458
Burien	King	33,313	48,810	15,497	46.5%	14,292
Bellevue	King	122,363	135,000	12,637	10.3%	5,630
Bothell (all)	King/Snohomish	33,505	42,640	9,135	27.3%	6,801
Renton	King	90,927	98,470	7,543	8.3%	826
Auburn (all)	King/Pierce	70,180	75,545	5,365	7.6%	0
Redmond	King	54,144	59,180	5,036	9.3%	149
Sammamish	King	45,780	49,980	4,200	9.2%	906

Economic Considerations:

Puget Sound Economy:

Employment: In 2015, Washington State's⁵ year-over-year unemployment rate relatively unchanged at 5.8%, which is .80% higher than what is reported nationally. For the Seattle MSA (Seattle-Tacoma-Bellevue), unemployment remained unchanged at 5.10%. Within King County, the overall year-over-year change in unemployment increased from 4.5% to 5.0%, while the City of Seattle also experienced an increase from 3.8% to 4.2%.



⁴ Puget Sound Regional Council; Puget Sound Trends, November 2015

⁵ Washington State Employee Security Dept. - Monthly Report

TOP 10 PUGET SOUND EMPLOYERS ⁶					
Rank	Company	Empl.	Rank	Company	Emply.
1	Boeing	81,919	6	Amazon	24,700
2	Joint Base Lewis-McChord	56,000	7	Providence Health & Services	19,456
3	Microsoft	43,031	8	Wal-Mart	19,350
4	Navy Region Northwest	43,000	9	Fred Meyer	15,450
5	University of Washington	30,200	10	King County	13,400

The employment recovery is tied to the region's diverse economy. Its strengths include aerospace, software development including internet retail and gaming, and global trade. This level is traditionally considered full employment.

In addition, a stable information-technology industry once anchored by Microsoft has evolved into one of the largest high-tech clusters in the nation with Amazon.com dramatically increasing its footprint in Seattle. Other major tech-related companies with large real estate footprints in the Seattle area are Nintendo, Expedia Inc. and F5 Networks Inc. Google and Facebook are also increasing their presence significantly in the area in order to take advantage of the large pool of tech employees. The Puget Sound business climate and lifestyle, which attracts a skilled, educated workforce, has encouraged these start-ups.⁷ In the Seattle, metropolitan area the above average growth in tech employment has helped fill a glut in vacant office space available after the "Great Recession" and has accelerated the recovery of the office market.

International trade continues to have a strong impact on the regional economy. While foreign exports were the first sector of the economy to recover, it has now slowed due to the sluggish world economy. Boeing, with 75% of its airplanes going overseas, is the region's top foreign exporter. Besides Boeing, there are a wide list of regional businesses that provide products and services for foreign markets. These include Microsoft, Weyerhaeuser, Paccar, Russell Investments, Costco, Starbucks, Expeditors International, Perkins Coie, NBBJ, Alaska Airlines, Port of Seattle, and the University of Washington.

Regional Summary:

The Puget Sound Region has retained a comparatively strong economy, and remains a hotbed for start-up businesses with a highly educated workforce. The region has generally experienced expanding employment and increasing income levels which has materialized in escalating property values in recent years. Within the Puget Sound region, market conditions are favorable to the extent that substantial historic and current ongoing residential and commercial development has resulted. Regional demographic trends favor increasing population growth and in-migration reflect historic/continuing demand for commercial and residential real estate in the area.

⁶ About Travel; March 2016

⁷ CBRE Q4 2012 Puget Sound Area Office Market view

Retail Market History and Current Economic Conditions:

Heading into 2010, most investors were looking to purchase assets described as either “treasures”- high-quality, well-located properties with strong occupancies and stable rent rolls – or “traumas” – assets in need of repair, tenants, capital or any combination of the three, which could be acquired well below replacement cost. “There was fierce competition at both ends of the quality spectrum, but no takers for the middle assets,” states an investor. By midyear 2010, the anticipated number of “trauma” assets fell short, leaving cash-laden investors targeting the same few top-notch offerings and prime markets. A flight to quality scenario had clearly emerged. At the same time, lending markets came back to life for quality deals, helping to further fuel investment demand for trophy assets⁸.

With an in-migration of highly paid tech workers along with four consecutive years of steady employment gains, the regions primary retail markets (Seattle, Bellevue, & Redmond) continue to enjoy gains in retail sales. Strong interest from potential tenants along with high barriers to entries within the retail cores of both the Seattle and Bellevue CBDs has resulted in very low vacancy rates, which as a result, warrants owners to reduce concessions to potential tenants. Shopping demands continues to grow due to improved employment trends, population growth, and increased tourism.

Overall, retail development activity in 2015 has remained low as land has become scarce and the market continues to slowly reabsorb existing vacant space. With the limited retail construction, combined with increasing demand for space, properties will support rising occupancy in core and suburban shopping centers. Most new retail space on the market has come in the form of ground-floor stores within mixed-use multi-family and office developments, particularly in Seattle and Bellevue.

The demand for well-stabilized retail assets along with strong NOI returns have investors competing for properties. Investor interest has been focused on food and drug store anchored neighborhood centers, and single tenants net lease properties. In addition, with improving retail operations throughout Puget Sound, investors will seek those retail developments with strong locational influences, and as a result, those retail assets on prime corners, heavily traveled corridors, or near primary employment centers will receive multiple bids from local, national, and international investors. Those multi-tenant buyers targeting strip centers will set re-tenanting as a primary motivator.

⁸ PwC Real Estate Investor Survey, 4th Quarter 2010, pg. 2

Vacancy Rate & Retail Rents:

Research reports indicate that the regional retail market continued to improve in 2015. The overall vacancy rate in the fourth quarter of 2015 had decreased to 4.3%, which is (-.60) basis points lower than the 4.9% vacancy rate reported for Year-End 2014. The Northend & Southend submarkets experienced the greatest decline in vacancies with an -.80 basis points drop from the previous year.

For Year-End 2015⁹, the year-over-year average quoted asking rental rate in the Seattle/Puget Sound retail market has remained stable. Per CoStar Property, overall end of year asking rent rates were reported at \$17.56 per square foot per year, which is slightly higher than the \$17.53/SF quoted for Year-End 2014.

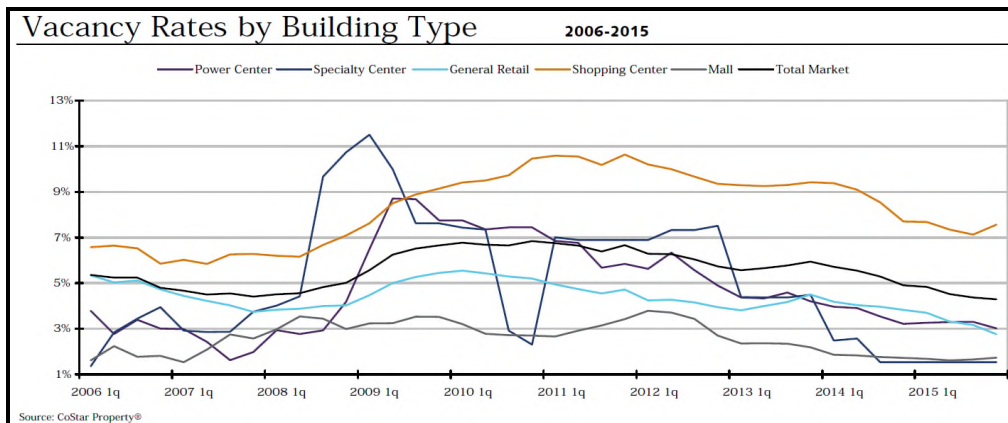
Total Retail Market Statistics

Year-End 2015

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total GLA	Direct SF	Total SF	Vac %				
Downtown Seattle	3,148	26,210,599	538,060	565,231	2.2%	168,485	66,297	9,649	\$24.90
Eastside	1,705	27,778,460	876,900	919,920	3.3%	193,595	44,314	13,229	\$22.79
Northend	3,714	46,544,914	1,732,360	1,838,567	4.0%	677,037	258,446	47,335	\$16.85
Southend	2,270	31,309,288	1,372,863	1,478,129	4.7%	178,712	32,120	16,000	\$16.36
Tacoma	4,109	41,331,235	2,425,331	2,635,138	6.4%	227,825	97,810	75,792	\$15.10
Totals	14,946	173,174,496	6,945,514	7,436,985	4.3%	1,445,654	498,987	162,005	\$17.56

Source: CoStar Property®

Market	2014 Vacancy	2015 Vacancy	Basis Points (Chng.)	2014' Qtd Rates	2015 Qtd Rates
General Retail	3.60%	2.80%	-0.80	\$16.97/SF	\$17.02/SF
Malls	1.90%	1.70%	-0.20	\$37.21/SF	\$40.79/SF
Power Centers	3.20%	3.00%	-0.20	\$24.15/SF	\$25.85/SF
Shopping Centers	8.00%	7.60%	-0.40	\$17.51/SF	\$17.41/SF
Specialty Centers	1.50%	1.50%	-0.00	\$14.48/SF	\$16.61/SF
Totals	4.90%	4.30%	-0.60	\$17.53/SF	\$17.56/SF



Many retail establishments are currently trying to determine the impact of social networking on their organizations by measuring the potential benefits against the perceived risks. Social networking is generally understood to mean the use of online services or websites to allow users to interact and share information with typical examples including Facebook, LinkedIn, and Twitter. This communication evolution has forced companies to investigate ways to market products and influence brand recognition with this powerful

⁹ Costar Property; CoStar Retail Report – Seattle/Puget Sound Market, Pg. 10

consumer group. Some of the ways a company can capitalize on the benefit of social networking are obvious, such as increasing sales efforts through Twitter, creating community discussion groups and driving brand recognition through company sites on Facebook, and even posting product videos to YouTube. Retail owners use these channels to market properties and promote events aimed at increasing consumer traffic and revenue at their properties¹⁰.

According to the Marcus & Millichap's 2016 U.S Retail Forecast report:¹¹

2016 NRI Rank: 3rd, Up 6 Places. Strong job growth, tightening vacancy, and reduced construction nudged Seattle up 6-spots in this year's ranking.

Vacancy Forecast: Strong tenant demand amid fewer inventory additions will drop the vacancy rate 40 basis points to 4.2% this year, the lowest point in this business cycle. A 50-basis point decline was recorded in 2015.

Rent Forecast: Asking rents in the metro areas will rise an average of 1.3% to \$18.83/SF in 2016. This follows a rise of 0.9% a year ago. Rents remain roughly 17% below the 10-year high.

Investment Forecast: Older retail buildings with ample parking along major transit routes that can be redeveloped will continue to be highly sought after.

Employment Forecast: Job growth will reach 3% in 2016 with the creation of 57,750 positions. This is on par with last year's 3% growth.

Construction Forecast: Retail construction is slowing. After the delivery of 400,000/SF last year, developers will complete 300,000/SF in 2016.

¹⁰ PwC Real Estate Investor Survey, 4th Quarter 2010, pg. 8

¹¹ Marcus & Millichap, 2016 U.S Retail Investment Forecast, pg. 56

Notable Construction and Redevelopment Activity:

Within the last year, the number of new construction projects have increased with new ventures being renovated space and build-to-suit buildings.

The Bellevue Collection Redevelopment (Area 250-123):



Downtown Bellevue has seen a tremendous amount of redevelopment recently as witnessed by the expansion to Bellevue's CBD jewel mixed-use development known as "The Bellevue Collection", which consists of three major mixed-use real estate project's known as Bellevue Square, Lincoln Square, and Bellevue Place. Within the Bellevue Collection, Lincoln Square is currently adding approximately

1.5 million square feet to the existing Lincoln Square development, while Bellevue Square is currently remodeling the recently vacated 190,000/SF space that was previously occupied by JC Penny's. The former JC Penny's will include a specialty grocery store on the 1st level with multiple specialty retail shops on levels 2 and 3. Once Lincoln Square and the renovation to the vacated JC Penny's space is complete, Bellevue Square will then expand along the southeast corner connecting Lincoln Square and Bellevue Square via a sky bridge. The SE Corner expansion will include approximately 220,000/SF of retail, in addition to a 204-room hotel, and 239 residential units.



Lincoln Square: Currently under construction, the Lincoln Square expansion will add approximately 545,000/SF of Office Space, 392,000/SF of Retail Space, a 120-room hotel, and 200 condominiums.



Bellevue Square:

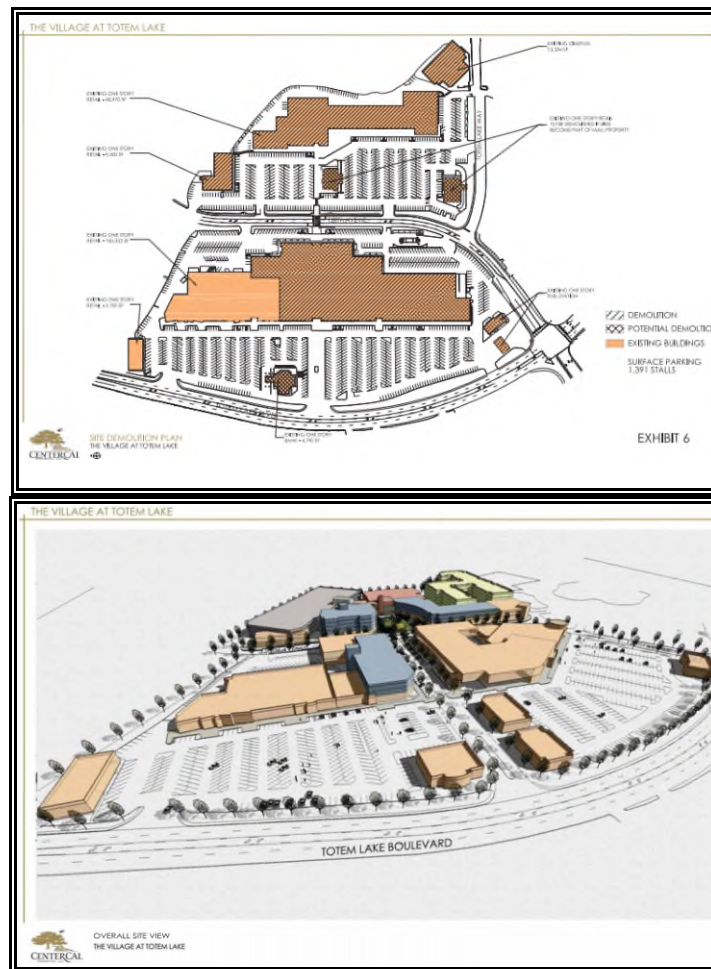
SE Corner Expansion (Land Use Approval): The Bellevue Square expansion will add approximately 220,000/SF of Retail/Commercial Space, in addition to a 204-room hotel, and 239 residential units.

Former JC Penny's Remodel: The former JC Penny's will include a specialty grocery store on 1st level with multiple specialty retail shops on levels 2 & 3. As of June 1st, 2016, most of retail shops are currently open except for the grocery store which is still under construction.

Totem Lake Mall Redevelopment (Kirkland - Area 250-122):

Despite its ideal location adjacent to Interstate 405 with Kirkland's favorable demographics, Totem Lake Mall has aged badly and as a result, experienced a steady decline in quality, performance and desirability. After many of years of being regarded as one of the most underdeveloped large commercial properties in all of King, Snohomish, and Pierce Counties, Totem Lake Mall located in Kirkland has a new lease on life.

The 26-acre property was recently purchased by a California firm for \$35.5 million dollars and the new owners plan on a complete redevelopment. For about 10 years, redevelopment plans for the property have been in the works. Still in the conceptual state, the new owners envision a grocery and theater-anchored center with retail, restaurants, hundreds of apartments and a park. Office space is also possible. According to a recent article in the Puget Sound Business Journal¹², redevelopment costs could easily exceed \$200 million dollars. Redevelopment of Totem Lake Mall had started in the spring of 2016 with much of the lower mall already being demolished.



¹² Puget Sound Business Journal; 4/29/2015

Parkplace Mixed-Use Redevelopment (Kirkland – Area 250-422):



After many years of planning, redesign, and approved zoning changes, the redevelopment of Kirkland’s Parkplace Center will finally take place. According to the property owner/developer, The Talon Group, the vision for Kirkland’s Parkplace is to create a new destination for residents and visitors that will include tree-lined streets, landscaped

open plazas with views to Lake Washington and a wide variety of shopping, dining, entertainment and recreation options. The new master plan for Kirkland’s Parkplace includes approximately 225,000/SF of retail/entertainment space, 300,000/SF of apartment homes, and 650,000/SF of Class A office space. The existing 83,455/SF “Class A” office building with an attached movie theater will remain, while the existing 155,000/SF of mixed-use retail and offices will be demolished. Demolition started in early 2016.

IKEA Redevelopment (Renton - Area 250-361):



The 398,000/SF current Seattle-area IKEA store is located on 29 acres in Renton, near State Highway 167, approximately 11 miles southeast of downtown Seattle. Built in 1979, the original, single-level structure previously had been utilized as a warehouse for aerospace electronics until IKEA converted it into a retail store in October of 1994.

IKEA’s new store will be built in the current parking area, with the older store ultimately being demolished to allow for more parking. The proposed 398,000/SF new Renton store would consist of two levels, provide nearly 1,700 convenient parking spaces, offer a more current layout and reflect the same unique architectural



design for which IKEA stores are known worldwide. Until the new, updated store opens as early as the fall of 2016, customers can continue to shop at the existing Renton store.

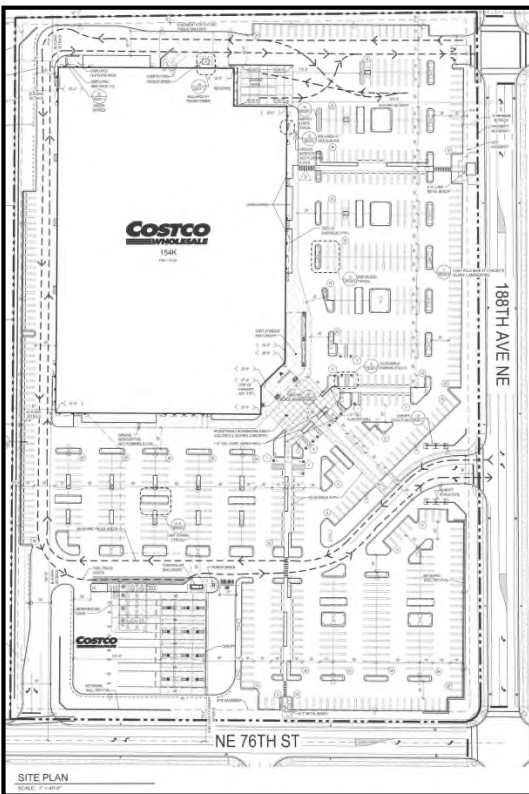
Restoration Hardware / University Village (Seattle – Area 250-642):




After going through extensive planning and creating a new binding site plan (BSP), University Village is currently constructing the new +/- 47,000/SF, four story, Restoration Hardware flagship store. As of June of 016, the flagship store is approximately

50% complete and should be open for business in early 2017.

Costco (Redmond – Area 250-322):



The new 155,754/SF Costco Warehouse is situated upon a 15.39-acre site. The permit was issued on 03/11/2016, with current site work underway. The project also includes a gas station facility with 12 multi-product dispensers (MPD's). Estimated completion time is late 2016/early 2017.

Other Notable Construction Activity	
	Fred Meyers (Overlake - Area 250-322): Fred Meyer Remodel and Expansion, which includes a 15,000/SF addition, relocation of garden center, and demolition of the existing 5,200/SF Les Schwab building and parking lot improvements. The building has been completely gutted and shut down for approximately 7 months. Grand opening is planned for mid-November of 2016.
	The Commons @ Federal Way (Area 250-153): A new 45,000/SF Dick's Sporting Goods store was completed in late 2014, early 2015. Prior to the Dick's Sporting Goods completion, a new +/-59,742/SF Kohl's Department Store was completed in late 2013.
	Lake Meridian Market Place (Area 250-462): Complete renovation of an 163,032/SF community retail center, with Trader Joes, Sports Authority, 24 Hour Fitness, and Bartell Drugs being the primary anchor tenants. Trader Joes and Sports Authority are the newest anchor tenants to the center, while multiple new line retail tenants have also joined the center.

Big Box Re-Tenanting:

During the last couple of years, there have been a number of mid/big box stores that have gone dark (vacant) due to either location underperformance or through corporate restructuring, possibly making the large vacant retail space physically obsolete and difficult to re-tenant or re-sale.

Most notably, K-Mart, Top Foods/Haggens, and Albertsons had closed many of their stores throughout King County and as a result, had marketed the vacant space to be either demised (split) to smaller space, or marketed for another type of use. For example, in North King County, the former/vacant 114,000/SF K-Mart located in North Seattle has recently been demised into two +/-57,000/SF mid-box retail stores to accommodate a Hobby Lobby and the Asian Food Center, while the former 52,662/SF Haggens's Grocery Store in Shoreline was reconfigured to house a Trader Joe's, The Everett Clinic, and small retailer. In Southwest King County, West Campus Square Shopping Center in Federal Way had re-tenanted the former 37,180/SF Circuit City space to a new Children's Hospital South Sound Clinic.

Also in the works in Federal Way is the conversion of the former 62,818/SF Top Foods Grocery Store into a multi-tenant mixed-use retail development which will house a home furnishing store as the primary anchor tenant and will also include line retail, offices, two restaurants and a bank.

Reconfigured Big Box Space			
Name	Area	Location	Project
Aurora Shopping Center	250-341	Seattle	Major remodel of former K-Mart. Existing +/-114,000/SF space split into two +/- 57,000/SF retail spaces. Tenants are Hobby Lobby and Asian Food Centers. Project finished and completed early 2015.
Former Haggens Grocery Store	250-712	Shoreline	Major remodel of former Top Foods Grocery Store. Existing +/-52,662/SF space demised into three retail spaces to house a Trader Joes, The Everett Clinic, and Mud Bay. Trader Joes and Mud Bay recently opened with renovations of The Everett Clinic ongoing.
West Campus Square Shopping Center	250-253	Federal Way	Conversion of former 37,180/SF Circuit City to Children's Hospital South Sound Clinic. Project finished spring of 2015.
Former Top Foods	250-353	Federal Way	Conversion of the former 62,818/SF Top Foods Grocery Store into a multi-tenant mixed-use retail development which will have a home furnishing store as the primary anchor tenant with line retail, offices, two restaurants and a bank. Currently, permit is ready to be issued, but waiting on owner to pay permit fees.

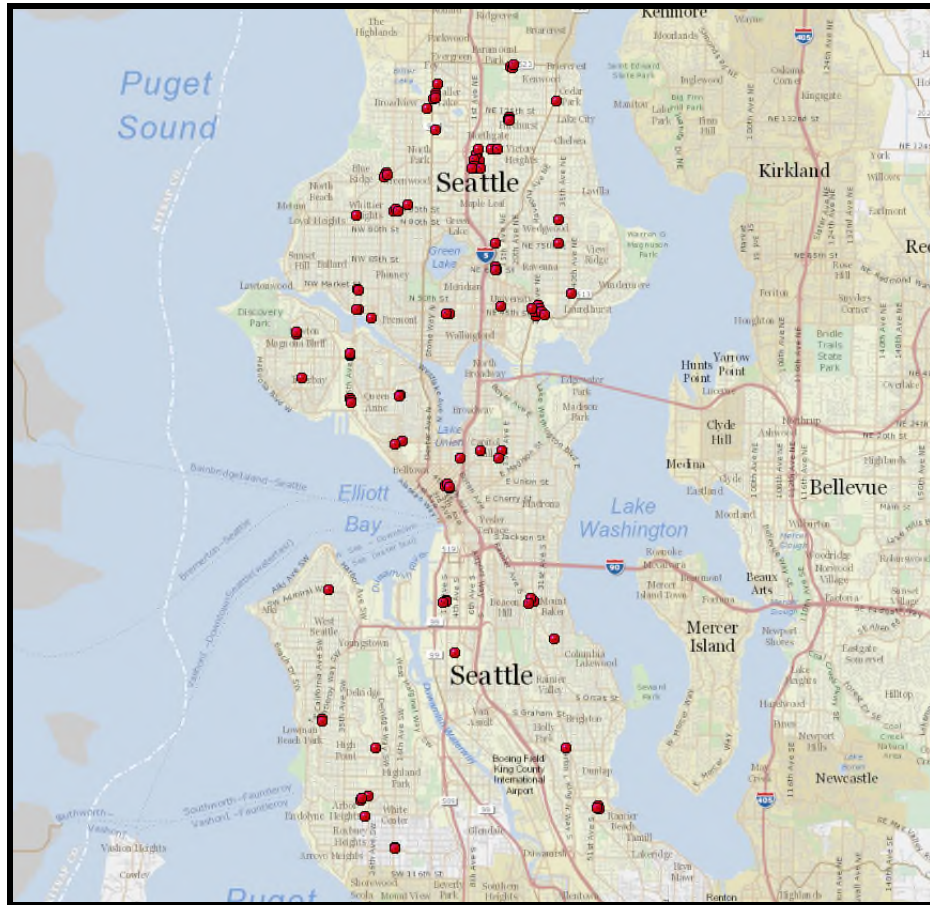
Major Retail Summary: For 2016, rents are expected to rise as the economic recovery continues. With respect to the greater major retail market, 2015 experienced steady to increasing property values generally due to stable to increasing lease rates, stable to decreasing vacancy rates, and decreasing cap rates. The demand for stabilized well-positioned investment properties with strong NOI's has increased.

2015 YEAR END				
CATEGORY	LEASE RATES	VACANCY RATES	CAPITALIZATION RATES	IMPROVED PROPERTY VALUES
<i>MAJOR RETAIL</i>	↔/↗ (STABLE TO INCREASING)	↔/↘ (STABLE TO DECREASING)	↘ (SLIGHT DECREASE)	↗ INCREASE

Physical Inspection Identification:

The physical inspection area for the 2016 revalue included major retail properties located in those community/neighborhoods within the incorporated City of Seattle market area, as required by WAC 458-07-015 4 (a).

Within the 2016 physical inspection area, there were 114 parcels in all, which represents approximately 17.67% of the total major retail population. Of the 114 total parcels that were physically inspected, 78 parcels were improved with the remainder being vacant associated parcels.



Preliminary Ratio Analysis

No ratio studies were included within this report due to the small number of sales relative to the size and complexity of the major retail population. The Parcel Summary Data does not reflect any statistical measure associated with IAAO standards.¹³

Scope of Data

Land Value Data:

The geographic appraiser in the area in which the major retail property is located is responsible for the land value used by the specialty appraiser. For this revalue, land values typically were not changed from the previous year. See appropriate area reports for land valuation discussion.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales are verified, if possible, by contacting either the purchaser or seller, or contacting the real estate broker, and reviewing sale transaction data from online subscription sources. Characteristic data is verified for all sales, if possible. If necessary, a site inspection is made. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. There were 15 improved sales that were verified as "Sales Used". The following page lists a brief description of each improved sale.

Improved Parcel Total Values:

Sales Comparison Approach Model Description

Sales of improved parcels for Area 250 were verified and entered into the Frozen Sales File. The sales used date range from 01/01/2012 and 12/31/2014. Verification of the sales data consisted of contact with the buyer, seller or broker, if possible, or information gathered from the CoStar Real Estate Sales Verification Service. At the time of sale, information on vacancy and market absorption rates, capitalization rates, current and anticipated rents, and the competitive position of the properties were also gathered. Sales were then compared to similar properties within the area for valuation.

Sales Comparison Calibration

Calibration of the coefficients utilized in the models applied via the Sales Comparison Approach was established by an analysis of sales within each neighborhood. Individual values were applied based on various characteristics deemed appropriate by each market.

¹³ Mass Appraisal of Real Property, IAAO, 1999, p. 271-274

These sales statistics also helped form the Income Approach model by setting parameters for the income rent rates, vacancies, expenses, and capitalization rates. Sales of improved properties in adjacent neighborhoods were also considered.

Excise No.	Area	Name	Sales Price	Sales Date	Sales \$/SF	Comments:
2772600	250-471	FOUR CORNER SQUARE	\$41,500,000	12/21/2015	\$347.05	Neighborhood/Community Center: Multi-tenant shopping center anchored by Johnsons Home & Garden, Grocery Outlet, and Walgreen. Also included were two fast food restaurants, an auto parts store and line retail. Per CoStar, vacancy ATOS was +/- 5% with a pro-forma cap rate reported at 5.60%
2772999	250-412	BALLINGER VILLAGE SHOPPING CENTER	\$23,750,000	12/16/2015	\$211.64	Neighborhood/Community Center: Multi-tenant shopping center anchored by Thriftway Grocery, 24-Hour Fitness, and Rite Aid Drugs. Also included were multiple line retail shops. Per CoStar, vacancy ATOS was +/- 8% with a reported actual cap rate of 6.60%
2770079	250-462	PANTHER LAKE CENTER	\$14,680,000	11/17/2015	\$217.58	Neighborhood/Community Center: Multi-tenant shopping center which sold together with adjacent vacant big box (former Albertsons) retail building located on parcel 052205-9097 (E# 2770074; SP - \$4,650,000) Combined Sales price is \$19,330,000 (\$169.95/SF). Also included in sale was a stand-alone bank and stand-alone restaurant. Former Albertson was 100% vacant ATOS.
2770074	250-462	PANTHER LAKE CENTER – ALBERTONS	\$4,650,000	11/17/2015	\$100.49	Neighborhood/Community Center: Vacant Albertsons which sold together with adjacent multi-tenant shopping center located on parcel 052205-9091 (E# 2770079; SP - \$14,680,000). Combined Sales price is \$19,330,000 (\$169.95/SF). Also included in sale was a stand-alone bank and stand-alone restaurant. Former Albertson was 100% vacant ATOS.
2759208	250-222	Pickering Place - Harborstone Credit Union	\$3,000,000	09/23/2015	\$271.14	Power Center: Single parcel sale located within a multi-tenant, multi-parcel power center known as Pickering Place. Building was 100% occupied ATOS. Sales Transaction was a 90 day sale/leaseback, while seller moves into another building.
2752651	250-424	COAL CREEK MARKETPLACE	\$17,600,000	08/27/2015	\$313.50	Neighborhood/Community Center: Multi-tenant shopping center anchored by QFC, and line retail and bank. Reported occupancy ATOS was 100%.
2749671	250-222	Pickering Place - Pier One Imports	\$2,992,000	08/11/2015	\$333.41	Power Center: Single parcel sale located within a multi-tenant, multi-parcel power center known as Pickering Place. Marketing Flyer reported building was 100% occupied ATOS with reported cap rate of 7.97%.
2741514	250-722	KINGSGATE SAFEWAY SHOPPING CENTER	\$8,760,000	07/07/2015	\$115.47	Neighborhood/Community Center: Multi-tenant shopping center anchored by Safeway and Bartells' Drug. Also includes Safeway gas, bank, and McDonalds. Code #46 - Non representative due to low SP/SF.
2736154	250-422	WOODINVILLE PLAZA	\$35,250,000	06/10/2015	\$213.86	Neighborhood/Community Center: Multi-tenant shopping center anchored by Country Market and TJ Maxx. Also included multiple line retail buildings. Per CoStar, vacancy ATOS was +/- 9%.
2725855	250-443	INTERBAY SHOPPING CENTER	\$47,817,900	04/16/2015	\$556.28	Neighborhood/Community Center: Multi-tenant shopping center anchored by Whole Foods, Petco, and West Marine. Also includes multiple line retail shops. Code #46 - Non

Excise No.	Area	Name	Sales Price	Sales Date	Sales \$/SF	Comments:
						representative due to very high SP/SF.
2708076	250-444	Broadway Market	\$43,000,000	12/30/14	\$310.97	Neighborhood / Comm. Center + Apts.: Sale included 108,405/SF mixed-use neighborhood shopping center, in addition to a 30-unit apartment complex. Primary anchor retail tenants include QFC, Golds Gym, Urban Outfitters, plus multiple line retailers. Apartment complex included 4 studio apts., 16 1bd./1ba., and 10 2bd./2ba. Property was 100% leased ATOS.
2708393	250-222	Pickering Place	\$2,037,500	12/29/14	\$221.27	Power Center: Single parcel sale located within a multi-tenant, multi-parcel power center. 100% vacant ATOS
2695420	250-412	Lake Forest Park Town Center	\$37,000,000	10/15/14	\$154.65	Neighborhood/Community Center: Multi-tenant shopping center anchored by Haggen Foods, Ross, Ace Hardware, Planet Fitness, and 3rd Place Books. Vacancy ATOS was 95%.
2692295	250-222	Pickering Place	\$2,100,000	09/22/14	\$312.45	Power Center: Single parcel sale located within a multi-tenant, multi-parcel power center. Vacancy ATOS was 100%.
2678884	250-145	Pacific Place	\$271,000,000	07/14/14	\$797.57	Downtown Urban Mall: Downtown luxury regional mall. Reported vacancy ATOS was 90% with estimated cap. rate of 4.5% and anchored by Barnes & Noble and AMC Theatres. Its tenants include upscale retailers like Barneys New York, Kate Spade, Tiffany & Co. and Michael Kors.
2667931	250-452	Redondo Square Shopping Center	\$24,900,000	05/15/14	\$196.83	Neighborhood/Community Center: Multi-tenant shopping center anchored by Safeway Bartell Drugs, & Ace Hardware. Also included in sale were two banks, two fast food restaurants, line retail, and a gas station., Reported vacancy ATOS was 94%.
2651717	250-245	Meridian Center (East/West)	\$113,150,000	01/29/14	\$272.53	Urban Lifestyle Center: Two parcel urban lifestyle center, which includes Nike Town, Game works, Regal Cinemas, and Tap Sports House as primary tenants. Also included in sale price was 703-stall paid parking garage. Occupancy ATOS was reported at 92%. Sales Price includes parking garage value.
2647381	250-661	The Landing	\$165,400,000	12/23/13	\$339.77	Lifestyle Center: Four parcel, 16 building lifestyle center, which includes line retail, restaurants, movie theater, & big box retail. Reported Cap Rate ATOS was 6.10%.
2646690	250-353	Top foods (Former)	\$6,500,000	12/20/13	\$98.91	Vacant Big Box Retail: Purchase of former (Vacant) Top Foods Supermarket for possible redevelopment.
2646271	250-443	Marketplace @ Queen Anne (Condo)	\$9,500,000	12/17/13	\$631.90	Drug Store (Condo): Urban Core Retail Condo which is part of larger development (Marketplace @ Queen Anne), but own separately.
2634150	250-623	Bellevue Galleria	\$87,600,000	10/04/13	\$429.61	Mixed Use Retail/Office Development: Downtown Bellevue retail/office complex. Reported cap rate ATOS 6.92%.
2606440	250-443	Marketplace @ Queen Anne (Condo)	\$31,700,000	05/21/13	\$478.12	Neighborhood/Community Center: Anchored tenant (Metropolitan Market); arm's length mkt. transaction.

Cost Approach Model Description

Cost estimates are automatically calculated and calibrated using the Marshall and Swift cost valuation service model in the computerized “Real Property” program for all improved parcels. Depreciation is based on studies done by Marshall & Swift Valuation Service. The cost was also adjusted to the western region and the Seattle market area. The dynamics of the retail market as well as the fact that income is the primary characteristic, around which investment analysis revolves, make it difficult to utilize the cost approach in valuing most major retail properties. Accordingly, the cost approach is usually limited to valuing new construction and/or remodeling in the major retail properties.

Cost Calibration

The Marshall & Swift cost-modeling system built into the Real Property Application is calibrated to this region and the Seattle area.

Income Capitalization Approach model description

The Income Approach was considered a reliable approach to valuation throughout Area 250 for improved property types where income and expense data is available to ascertain market rates. Income parameters were derived from the market place through market rental surveys, sales, and available real estate’s publications and websites.

Income: Income parameters were derived from the market place through listed fair market sales as well as through published sources (i.e. Office Space Dot.Com, Commercial Brokers Association, Costar, and multiple corporate real estate websites such as CBRE, Colliers, GVA Kidder Mathews, Grubb & Ellis, etc.), and opinions expressed by real estate professionals active in the market.

Vacancy: Vacancy rates used were derived mainly from published sources tempered by personal observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and personal knowledge of the area’s rental practices. Within the income valuation models for Area 250, the assessor used triple net expense rates as the basis for calculating overall expenses.

Capitalization Rates: Capitalization rates were determined by local published market surveys, such as CoStar, Real Capital Analytics, The American Council of Insurance Adjustors, Integra Realty Resources, Korpaz, etc. For model calibration, the effective year built and condition of each building determined the capitalization rate used by the appraiser. For example, a building with an older effective year built of lesser condition will typically warrant a higher capitalization rate and a building in better condition with a newer effective year built will warrant a lower capitalization rate.

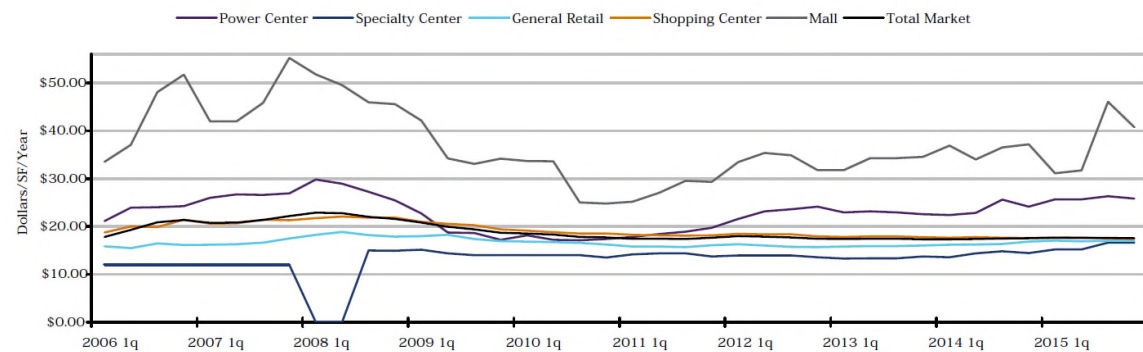
Lease & Vacancy Rates:

The below tables summarize surveyed area market reports for asking rents and vacancy rates for different major retail property types within the King County market area.

Puget Sound Retail Market Statistics						
CoStar Retail Market Statistics (Seattle Mkt. Area - Year End 2015)						
Property Type	Market	# of Bldgs	Total Sq.Ft.	Direct Vacancy	Vacancy Rate	Quoted Avg. NNN Rents
Total Retail	Downtown Seattle	2,973	22,045,090	362,834	1.8%	\$24.67/SF
	Eastside	1,072	10,886,372	277,115	2.5%	\$20.81/SF
	Northend	2,756	23,211,781	650,379	2.8%	\$15.01/SF
	Southend	1,614	13,985,944	399,428	3.0%	\$13.85/SF
Malls	Downtown Seattle	2	596,321	12,424	2.1%	\$65.00/SF
	Eastside	5	3,566,705	89,279	2.5%	\$0.00/SF
	Northend	4	3,615,328	21,109	0.6%	\$29.20/SF
	Southend	4	4,055,137	80,075	2.0%	\$28.00/SF
Power Centers	Downtown Seattle	1	405,016	12,860	3.2%	\$30.08/SF
	Eastside	4	1,546,770	9,885	0.6%	\$27.80/SF
	Northend	9	3,169,229	36,419	1.1%	\$22.34/SF
	Southend	4	1,916,340	90,334	4.7%	\$30.55/SF
Shopping Centers	Downtown Seattle	117	3,120,444	149,942	4.8%	\$22.72/SF
	Eastside	224	11,388,816	500,621	4.8%	\$24.64/SF
	Northend	367	16,147,647	1,024,453	7.0%	\$17.61/SF
	Southend	268	11,351,867	803,026	7.9%	\$17.03/SF

Historical Rental Rates

Based on NNN Rental Rates



OfficeSpace.Com Retail Market Statistics (King County Mkt. Area - 4 th Qtr. 2015)						
Property Type	Market	# of Bldgs	Total Sq.Ft.	Direct Vacancy	Vacancy Rate	Quoted Avg. NNN Rents
Total Retail	Downtown Seattle	225	7,094,215	649,471	9.15%	\$33.50/SF
	Eastside	640	14,774,635	913,525	6.18%	\$30.74/SF
	Northend (King.Co)	194	4,587,936	373,079	8.31%	\$24.80/SF
	Southend	638	17,249,766	1,548,264	8.98%	\$23.13/SF

Capitalization Rates: The following tables demonstrate ranges of capitalization rates and trends that are compiled with information that is collected on a national or broad regional scale. This information is reconciled with data specific to the real estate market in area 250 to develop the income model. The range of capitalization rates in the income model for area 250 reflects the variety of properties in this area.

The capitalization rates presented in the following tables aggregate (consolidate) many variables such as quality, condition, location, and leasing class, while the range of capitalization rates typically reflect the building age, quality and competitiveness within a given market. With reported capitalization ranges, lower rates are typically those buildings having superior quality, condition, and leasing class with the higher cap rates typically being those buildings with inferior quality, condition, and leasing class. Higher cap rates might also be applied to the lesser quality retail buildings or to properties that have higher than the normal sub-market vacancy, substantial sub-lease vacancy, or physical issues that require additional capital investment.

SEATTLE / REGIONAL CAP RATES				
Source	Date	Location	Retail	Remarks
CBRE: Capital Markets Cap. Rate survey.	2 nd Half (2015)			CBRE professional's opinion of where cap rates are likely to trend in the 2 nd ½ of 2015 based on recent trades as well as interactions with investors. Value Added represents an underperforming property that has an occupancy level below the local average under typical market conditions.
		Seattle	4.75% - 5.50% 6.50% - 6.75% 6.50% - 7.25% 7.25% - 8.25% 8.00% - 9.50% 9.00% - 10.50% 6.00% - 6.50% 7.00% - 8.00% 7.00% - 7.75% 8.00% - 9.00% 7.75% - 9.50% 9.00% - 10.0% 4.25% - 5.25%	Class A (Neigh./Comm. w/Grocery) Class A (Neigh./Comm.) – Value Added Class B (Neigh./Comm. w/Grocery) Class B (Neigh./Comm.) – Value Added Class C (Neigh./Comm. w/Grocery) Class C (Neigh./Comm.) – Value Added Class A (Power Centers) Class A (Power Centers) – Value Added Class B (Power Centers) Class B (Power Centers) – Value Added Class C (Power Centers) Class C (Power Centers) – Value Added High Street Retail (Urban Core)
IRR: Viewpoint for 2015	Year-end 2015	Seattle West Region	6.00% 6.30% 6.12% 6.27% 6.48%	Institutional Grade Properties" Community Retail – Class A Neighborhood Retail – Class A Reg. Mall – Class A Community Retail – Class A Neighborhood Retail – Class A
CoStar	4Q 2015	Seattle Puget Sound	6.17% 6.51% 5.90%	Building Size < 25,000 SF Building Size 25,000 SF – 50,000 SF Building Size 50,000 SF – 300,000 SF
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2015			1 st Tier properties are defined as new or newer quality const. in prime to good location; 2 nd Tier properties are defined as aging, former 1 st tier in good to average locations; 3 rd Tier are defined as older properties w/ functional inadequacies and/or marginal locations.
		Seattle	5.90% 6.00% 5.90%	Regional Mall – 1 st Tier Properties Power Center – 1 st Tier Properties Neigh/Comm. Ctrs. – 1 st Tier Properties
		West	4.00% - 8.00%	Regional Mall – 1 st Tier Properties

SEATTLE / REGIONAL CAP RATES				
Source	Date	Location	Retail	Remarks
		Region	4.50% - 8.50% 6.00% - 9.50% 5.50% - 8.00% 5.50% - 8.50% 6.00% - 9.00% 5.00% - 8.50% 5.50% - 9.00% 6.00% - 10.00%	Regional Mall – 2 nd Tier Properties Regional Mall – 3 rd Tier Properties Power Center – 1 st Tier Properties Power Center – 2 nd Tier Properties Power Center – 3 rd Tier Properties Neigh/Comm. Ctr. – 1 st Tier Properties Neigh/Comm. Ctr. – 2 nd Tier Properties Neigh/Comm. Ctr. – 3 rd Tier Properties
ACLI	4Q 2015	Seattle – Bellevue - Everett MSA	6.60%	All Classes
		Pacific Region	4.73%	All Classes

NATIONAL CAP RATES				
Source	Date	Location	Retail	Remarks
RERC: Real Estate Report Valuation Rates & Metrics	4Q 2015			1 st Tier properties are defined as new or newer quality const. in prime to good location
		National	4.00% - 9.00% 5.00% - 9.00% 5.00% - 9.00%	Regional Mall – 1 st Tier Properties Power Center – 1 st Tier Properties Neigh/Comm. Ctrs. – 1 st Tier Properties
IRR: Viewpoint for 2016	Yr. End 2015	West Region	6.12% 6.27% 6.48% 7.55% 8.07%	<u>Institutional Grade Properties</u> Regional Mall Community Retail Neighborhood Retail Hotel - Full Service Hotel - Limited Service
ACLI	4Q 2015	National	5.31% 6.94% 6.65% 5.76% 4.78%	Overall Sq.Ft. - <50k Sq.Ft. - 50k – 100k Sq.Ft. – 100,001 – 200k Sq.Ft. – 200k+
PWC / Korpaz	4Q 2015	National	6.03% 6.31% 6.38%	Mall- A+ = .4.63%; A = 5.23%; B+ = 6.28% Power Center - (4.75% - 8.00%) Neigh. Strip Ctrs. - (4.50% - 9.50%)
PWC / Emerging Trends in Real Estate	Reports 2/2016	National	6.30% 6.50% 6.00%	U.S. Neigh. Shopping Ctrs. U.S Power Centers U.S. Regional Malls
The Boulder Group: Net Lease Market Report	4Q 2015	National	6.25% 6.08% 5.20% 6.75% 6.59% 5.75% 6.70% 5.50%	Overall (Average) Big Box “Overall” Big Box “Investment Grade” Big Box “Non-Investment Grade” Jr. Big Box - (20,000/SF – 39,999/SF) Mid. Big Box - (40,000/SF – 79,999/SF) Mega Big Box - (80,000/SF +) Overall (Average)

Income Approach Calibration

Properties were valued based on an income model using economic rents, typical vacancy and credit loss, expenses, and capitalization rates. The income model was calibrated and adjustments were based on effective age and quality of construction. Fifteen tables were created to value the less complex mall properties and downtown Seattle department stores.

Income Model Conclusions:

Rental rates, vacancy levels and operating expenses are derived by reconciling all of the information collected through the sales verification process, completed surveys, interviews with tenants, owners, and brokers and the appraiser's independent market research. Quality, effective year, condition, and location are variables considered in the application of the income model to the parcels in the population best suited to be valued via the income approach. Property types in Specialty Area 250 that are valued by the income approach include, but are not limited to power centers, big box retail, neighborhood/community centers, and free standing grocery stores.

Typical income model parameters for the various markets that make up Specialty Area 250 are summarized in the following table. It should be noted that due to the nature of commercial real estate, not all properties fall within the "typical" parameters listed below for their respective property use type. For purposes of record keeping, all of the malls, outlet malls, and lifestyle centers have been assigned their proper geographic neighborhood and do not typically lend themselves to neighborhood designations due to the unique composition of the tenants and the overall quality of building improvements. In addition, due to the complexity in appraising malls, outlet malls, and lifestyle centers, these properties were not assigned neighborhood income tables and were assessed on an individual basis.

TYPICAL LEASE RATES FOR COMMON MAJOR RETAIL TYPE PROPERTIES								
Type	Dist.	Vac. %	Line Retail \$/SF	Retail \$/SF <10K SF	Retail \$/SF 10K-25K SF	Retail \$/SF > 25K SF>	Supermarket	Discount / Whse. Discount
Power Centers	2	5%	\$24.00 - \$32.00	\$16.00 - \$21.00	\$15.00 - \$19.00	\$11.00 - \$17.00	\$13.00 - \$17.00	\$10.00 - \$17.00
	4	5%	\$21.00 - \$29.00	\$15.00 - \$23.00	\$13.00 - \$21.00	\$10.00 - \$19.00	\$13.50 - \$17.50	\$10.00 - \$16.00
	5	8%	\$19.00 - \$27.00	\$14.00 - \$18.00	\$12.00 - \$16.00	\$11.00 - \$15.00	\$9.50 - \$13.50	\$8.50 - \$13.50
	6	5%	\$24.00 - \$32.00	\$19.00 - \$25.00	\$15.00 - \$21.00	\$12.00 - \$20.00	---	---
Big Box	1	5%	\$21.00 - \$25.00			---		\$8.00 - \$14.00
	2	5%	---			---		\$8.00 - \$14.00
	4	5%	\$21.00 - \$32.00			---		\$8.00 - \$14.00
	5	5%	\$16.00 - \$24.00	---	---	\$19.00 - \$23.00	---	\$10.00 - \$14.00
	6	5%	\$16.00 - \$24.00			---		\$7.00 - \$13.00
Neigh. / Retail Centers	7	5%	\$19.00 - \$26.00			---		\$7.00 - \$13.00
	1	5%	\$17.00 - \$26.00	\$16.00 - \$20.00	\$15.00 - \$19.00	\$13.00 - \$18.00	\$13.00 - \$17.00	\$9.00 - \$15.00
	2	5%	\$22.00 - \$30.00	\$16.00 - \$22.50	\$14.50 - \$21.50	\$12.50 - \$20.50	\$13.00 - \$19.00	\$10.00 - \$20.50
	4	5%	\$20.00 - \$36.00	\$17.00 - \$29.00	\$16.00 - \$25.00	\$14.00 - \$25.00	\$13.50 - \$23.00	\$17.00 - \$21.00
	5	5% - 8%	\$15.00 - \$26.00	\$14.00 - \$21.00	\$13.00 - \$17.00	\$9.00 - \$17.00	\$8.50 - \$14.50	\$9.00 - \$15.00
Grocery	6	5% - 11%	\$17.00 - \$26.00	\$15.00 - \$21.00	\$13.00 - \$19.00	\$11.00 - \$18.00	\$10.50 - \$15.50	\$9.00 - \$15.00
	7	5% - 11%	\$13.00 - \$28.00	\$15.00 - \$19.00	\$14.00 - \$18.00	\$11.00 - \$17.00	\$9.00 - \$16.00	\$8.00 - \$14.00
	1	5%					\$13.00 - \$17.00	
	2	5%					\$13.00 - \$17.00	
	3	5%					\$12.50 - \$16.50	
Typical Expenses Rates NNN)	4	5%	---	---	---	---	\$13.50 - \$22.00	---
	5	5%					\$10.50 - \$14.50	
	6	5%					\$10.50 - \$15.50	
Typical Cap. Rates	7	5%					\$9.00 - \$16.00	
	7.50%							
6.00% - 8.00%								

*Lease Rate Ranges encompass all sub-areas within each district

Properties with a history of extremely high vacancy or other negative factors were given higher vacancy and capitalization rates to reflect the higher risk associated with those properties.

The following income parameters were considered on most major retail properties:

Power Centers: For Power Centers, line retail rent rates typically range from \$21.00/SF to \$32.00/SF, while lease rates for general retail space typically range from \$14.50/SF to \$25.00/SF (< 10K/SF); \$12.00/SF to \$21.00/SF (10K – 25K SF); and \$10.00/SF to \$20.00/SF (>25K SF), respectively. Supermarket lease rates range between \$9.50/SF to \$17.50/SF, while discount / warehouse discount stores have rent rates ranging from \$8.50/SF to \$17.00/SF. Deductions for vacancy and collection loss were estimated between 5.00% and 8.00% of Potential Gross Income. Typical expense rates for properties of this type were estimated at 7.50%. Capitalization Rates applicable to this property type typically range from 6.00% to 8.00% depending on factors such as effective age and quality/condition.

Big Box Retail: For Big Box retail stores, line retail rent rates typically range from \$16.00/SF to \$32.00/SF, while lease rates for discount / warehouse discount stores have rent rates ranging from \$8.00/SF to \$14.00/SF. Deductions for vacancy and collection loss were estimated 5.00% of Potential Gross Income. Typical expense rates for properties of this type were estimated at 7.50%. Capitalization Rates applicable to this property type typically range from 6.00% to 8.00% depending on factors such as effective age and quality/condition.

Neighborhood / Community Centers: For Neighborhood / Community Centers, line retail rent rates typically range from \$13.00/SF to \$36.00/SF, while lease rates for general retail space typically range from \$14.00/SF to \$29.00/SF (< 10K/SF); \$13.00/SF to \$25.00/SF (10K – 25K SF); and \$9.00/SF to \$25.00/SF (>25K SF), respectively. Supermarket lease rates range between \$8.50/SF to \$23.00/SF, while discount / warehouse discount stores have rent rates ranging from \$8.00/SF to \$21.00/SF. Deductions for vacancy and collection loss were estimated between 5.00% and 11.00% of Potential Gross Income. Typical expense rates for properties of this type were estimated at 7.50%. Capitalization Rates applicable to this property type typically range from 6.00% to 8.00% depending on factors such as effective age and quality/condition.

Supermarket / Grocery: For Supermarket / Grocery stores, retail rent rates typically range from \$9.00/SF to \$22.00/SF. Deductions for vacancy and collection loss were estimated 5.00% of Potential Gross Income, while typical expense rates for properties of this type were estimated at 7.50%. Capitalization Rates applicable to this property type typically range from 6.00% to 8.00% depending on factors such as effective age and quality/condition.

Regional Malls / Lifestyle Centers: For regional mall and lifestyle centers, typical rents ranged from \$15.00 to \$45.00 per square foot of rentable area with capitalization rates ranging from 5.50% to 8.00%. Allowances for vacancy and collection loss were typically stabilized between 5% or 10% with expenses ranging between 7.50% to 25.00%. Anchor stores have relatively low rents, less than \$9.00 per square foot per year, while smaller retail stores in premium locations may lease for as much as \$75 per square foot per year. The investment quality of the property determined the capitalization rate. Location, condition, age, and tenancy were considered in the valuation of the regional malls. Generally, the institutional grade properties were analyzed using higher average rents and lower capitalization rates than non-institutional grade properties.

Reconciliation:

All parcels were individually reviewed for correctness of the model application before final value selection. All of the factors used to establish value by the model were subject to adjustment. The market sales approach is considered the most reliable indicator of value when comparable sales were available, however the income approach was applied to most parcels in order to better equalize comparable properties. Whenever possible, market rents, expenses, and cap rates were ascertained from sales, and along with data from surveys and publications, these parameters were applied to the income model. The income approach to value was considered a reliable indicator of value in most instances. The market rental rate applied to a few properties varied from the model but fell within an acceptable range of variation from the established guideline. All parcels were individually reviewed for correctness of the model application before final value selection. All of the factors used to establish value by the model were subject to adjustment.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The Specialty Appraiser recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

With respect to the greater major retail market, the 2015 assessment year experienced stable to slightly increasing property values generally due to stable to modest increasing lease rates, lower vacancy rates & lower capitalization rates. As mentioned earlier in this report, there were only 15 sales of major retail properties. Because of the lack of market sales, the appraiser relied primarily on the economic income approach.

Application of these recommended values for the 2016 assessment year results in a total change from the 2015 assessments of +3.40%. The total assessed value for the 2015 assessment year was \$6,508,566,900, and the total recommended assessed value for the 2016 assessment year is \$6,729,656,600.

<i>Total Population - Parcel Summary Data:</i>			
	<i>Land</i>	<i>Imps</i>	<i>Total</i>
<i>2015 Value</i>	\$3,628,057,300	\$2,880,509,600	\$6,508,566,900
<i>2016 Value</i>	\$3,834,371,300	\$2,895,285,300	\$6,729,656,600
<i>Percent Change</i>	5.69%	0.51%	3.40%

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such, it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors, which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

...the entire [fee] estate is to be assessed and taxed as a unit...

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

- No significant real property assistance as determined by the undersigned. All services as may be variously defined significant or otherwise, and performed by duly authorized and qualified King County Assessment staff employed in the areas of Public Information, Accounting/Abstract, Commercial, Residential, Information Services, Personal Property, Accounting/Mapping, Accounting/Support, Accounting/Appeals, Chief Appraiser, Accounting/Exemptions, Accounting/Levy Administration, who may have involvement in physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time, is made part of each real property parcel as a matter of public record and this certification by reference.
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below: Any and all activities required under the Certificate of Appointment dated 24 April 2004 under sworn oath appointing the below signed appraiser to the position of true and lawful deputy in the Office of the King County Assessor, and authorized by the State of Washington, Department of Revenue under a Certificate of Accreditation. To Wit: all duties, responsibilities, and services associated with the position description of Commercial Appraiser I in the management and valuation of Commercial Area 40. Such duties, responsibilities and services include, but are not limited to physical inspection, revalue, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation, and any other service which may be required from time to time and to be determined significant or otherwise during the fulfillment of position requirements, and are made part of each real property parcel, is a matter of public record and this certification by reference.

Steve Roberts

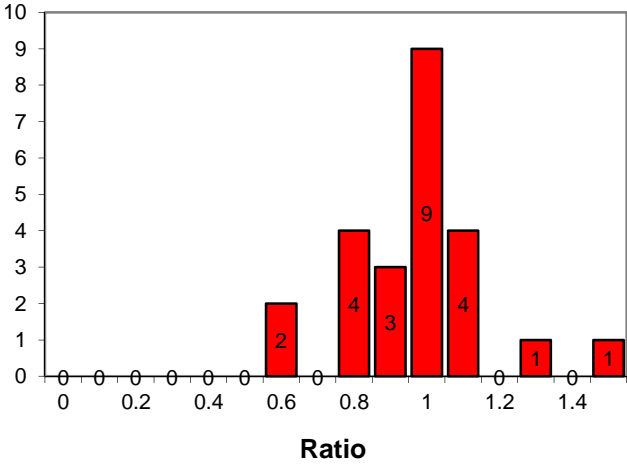
06/06/2016

Commercial Appraiser II – Major Retail
King County Department Of Assessments

Area 250-000 - Major Retail
2016 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:
East Crew	1/1/2015	5/31/2016	5/21/13 - 12/21/15
Area	Appr ID:	Prop Type:	Trend used?: Y/N
250-000	STRO	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	24		
Mean Assessed Value	37,761,100		
Mean Sales Price	42,786,100		
Standard Deviation AV	54,520,434		
Standard Deviation SP	62,325,686		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.919		
Median Ratio	0.932		
Weighted Mean Ratio	0.883		
UNIFORMITY			
Lowest ratio	0.5169		
Highest ratio:	1.4576		
Coeffient of Dispersion	14.62%		
Standard Deviation	0.1986		
Coefficient of Variation	21.62%		
Price-related Differential	1.04		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.829		
Upper limit	0.997		
95% Confidence: Mean			
Lower limit	0.839		
Upper limit	0.998		
SAMPLE SIZE EVALUATION			
N (population size)	512		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1986		
Recommended minimum:	56		
Actual sample size:	24		
Conclusion:	Uh-oh		
NORMALITY			
Binomial Test			
# ratios below mean:	9		
# ratios above mean:	15		
z:	1.020620726		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Ratio Frequency

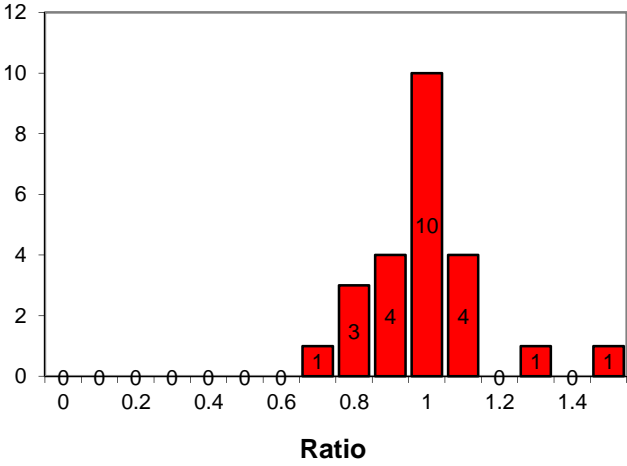


These figures reflect measurements before posting new values.

Area 250-000 - Major Retail
2016 Assessment Year

Quadrant/Crew:	Appr date :	Date:	Sales Dates:
East Crew	1/1/2016	5/31/2016	5/23/13 - 12/21/15
Area	Appr ID:	Prop Type:	Trend used?: Y/N
250-000	STRO	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	24		
Mean Assessed Value	39,203,000		
Mean Sales Price	42,786,100		
Standard Deviation AV	56,069,323		
Standard Deviation SP	62,325,686		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.954		
Median Ratio	0.937		
Weighted Mean Ratio	0.916		
UNIFORMITY			
Lowest ratio	0.6638		
Highest ratio:	1.6280		
Coeffient of Dispersion	12.35%		
Standard Deviation	0.1916		
Coefficient of Variation	20.09%		
Price-related Differential	1.04		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.883		
Upper limit	0.998		
95% Confidence: Mean			
Lower limit	0.877		
Upper limit	1.030		
SAMPLE SIZE EVALUATION			
N (population size)	512		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1916		
Recommended minimum:	53		
Actual sample size:	24		
Conclusion:	Uh-oh		
NORMALITY			
Binomial Test			
# ratios below mean:	15		
# ratios above mean:	9		
z:	1.020620726		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Ratio Frequency



These figures reflect measurements after posting new values.

Improvement Sales for Area 250 with Sales Used

05/31/2016

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
250	443	516100	0010	66,302	2606440	\$31,700,000	05/21/13	\$478.12	MARKETPLACE AT QUEEN ANNE CONDOMINIUM	NC3P-40	5	Y	
250	362	783080	0006	166,593	2614591	\$13,380,000	06/12/13	\$80.32	FRED MEYER - KENT	CC	1	Y	
250	623	154410	0256	203,907	2634150	\$87,600,000	10/04/13	\$429.61	BELLEVUE GALLERIA	DNTNO-1	1	Y	
250	443	516100	0020	15,034	2646271	\$9,500,000	12/17/13	\$631.90	MARKETPLACE AT QUEEN ANNE CONDOMINIUM	NC3P-40	1	Y	
250	422	102605	9083	119,818	2646114	\$19,600,000	12/18/13	\$163.58	WOODINVILLE TOWNE CENTER - (BLDGS. A,B, & C)	CBD	3	Y	Code #46 - Non Rep.
250	353	092104	9302	65,714	2646690	\$6,500,000	12/20/13	\$98.91	TOP FOODS GROCERY	CC-F	1	Y	
250	661	088660	0040	486,796	2647381	\$165,400,000	12/23/13	\$339.77	THE LANDING	UC-N1	4	Y	
250	245	197670	0045	415,187	2651717	\$113,150,000	01/29/14	\$272.53	MERIDIAN WEST (Niketown, Levi's Only, Parking)	DOC2 500/300-500	2	Y	
250	452	282204	9014	126,504	2667931	\$24,900,000	05/15/14	\$196.83	REDONDO SQUARE SHOP CTR	C-C	5	Y	
250	145	660047	0010	339,784	2678884	\$271,000,000	07/14/14	\$797.57	PACIFIC PLACE CONDOMINIUM	DOC2 500/300-500	1	Y	
250	222	355750	0234	6,721	2692295	\$2,100,000	09/22/14	\$312.45	Issaquah Power Center - Restaurant	UC	1	Y	
250	412	401930	1655	239,245	2695420	\$37,000,000	10/15/14	\$154.65	TOWN CENTER AT LAKE FOREST PARK	TC	2	Y	
250	222	355750	0185	9,208	2708393	\$2,037,500	12/29/14	\$221.27	Issaquah Power Center - General Retail	UC	1	Y	
250	444	685070	0315	138,279	2708076	\$43,000,000	12/30/14	\$310.97	BROADWAY MARKET (lower retail only on this minor)	NC3-40	2	Y	
250	443	766620	1627	85,960	2725855	\$47,817,900	04/16/15	\$556.28	INTERBAY RETAIL	IG2 U/45	2	Y	Code #46 - Non Rep.
250	422	951760	0010	164,824	2736154	\$35,250,000	06/10/15	\$213.86	WOODINVILLE PLAZA - ALBERTSONS	CBD	6	Y	
250	722	212605	9198	75,861	2741514	\$8,760,000	07/07/15	\$115.47	KINGSGATE SAFEWAY (ECON. UNIT #9249)	BC 2	3	Y	Code #46 - Non Rep.
250	222	355750	0210	8,974	2749671	\$2,992,000	08/11/15	\$333.41	Issaquah Power Center - Pier One Imports	UC	1	Y	
250	424	282405	9140	56,141	2752651	\$17,600,000	08/27/15	\$313.50	COAL CREEK MARKETPLACE	CB	3	Y	
250	222	355750	0190	11,040	2759208	\$3,000,000	09/23/15	\$271.74	Issaquah Power Center - Harborstone Credit Union	UC	1	Y	
250	462	052205	9097	46,271	2770074	\$4,650,000	11/17/15	\$100.49	PANTHER LAKE CENTER - ALBERTSONS	CC-MU	1	Y	
250	462	052205	9101	67,468	2770079	\$14,680,000	11/17/15	\$217.58	PANTHER LAKE CENTER	CC-MU	3	Y	
250	412	741770	0370	112,217	2772999	\$23,750,000	12/16/15	\$211.64	BALLINGER VILLAGE SHOPPING CNTR	CB	2	Y	
250	471	510711	0010	119,579	2772600	\$41,500,000	12/21/15	\$347.05	FOUR CORNER SQUARE	CB	6	Y	

Improvement Sales for Area 250 with Sales not Used

05/31/2016

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
250	422	951760	0010	39,973	2621255	\$1,354,267	06/21/13	\$33.88	WOODINVILLE PLAZA - ALBERTSONS	CBD	1	59	Bulk portfolio sale
250	742	243720	0030	31,927	2621363	\$1,000,000	07/31/13	\$31.32	SAFEWAY (Store#488)	C2-65	2	15	No market exposure
250	622	720241	0161	153,674	2622146	\$22,900,000	08/01/13	\$149.02	REDMOND TOWN CENTER - RED ROBIN	TWNC	6	33	Lease or lease-hold
250	622	720241	0200	3,900	2622149	\$750,000	08/01/13	\$192.31	SATURDAY MARKET @ REDMOND TOWN CENTER	TWNC	3	59	Bulk portfolio sale
250	461	149450	0010	93,571	2637379	\$8,950,000	10/17/13	\$95.65	CENTRAL HIGHLANDS PLAZA - RENTON (ACE HARDWARE - BIG LOTS)	CA	4	33	Lease or lease-hold
250	342	145360	1660	118,095	2640335	\$10,687,470	11/05/13	\$90.50	FRED MEYER - LAKE CITY	C1-40	1	59	Bulk portfolio sale
250	353	930100	0010	195,246	2640391	\$16,746,413	11/05/13	\$85.77	FRED MEYER - FEDERAL WAY	BN	1	59	Bulk portfolio sale
250	753	873217	0020	36,744	2651453	\$1,040,000	12/31/13	\$28.30	SAFEWAY - TWIN LAKES	BN	1	11	Corporate affiliates
250	222	262505	9196	307,204	2693875	\$137,500	09/23/14	\$0.45	SEARS- OVERLAKE FASHION PLAZA	OV3	1	18	Quit claim deed
250	353	092104	9017	101,909	2701560	\$8,200,000	11/13/14	\$80.46	TARGET STORE (FORMER / VACANT) - FEDERAL WAY	CC-F	1	68	Non-gov't to gov't
250	711	182604	9268	47,736	2716514	\$9,252,302	02/26/15	\$193.82	SAFEWAY - AURORA/SHORELINE STORE # 442	MB	1	59	Bulk portfolio sale
250	461	880500	0030	61,951	2717572	\$21,913,650	03/04/15	\$353.73	SAFEWAY w/GAS	CA	1	59	Bulk portfolio sale
250	722	222506	9026	46,733	2718548	\$6,213,753	03/09/15	\$132.96	ALBERTSONS #403	NBP	1	59	Bulk portfolio sale
250	752	072304	9624	47,820	2718509	\$5,952,489	03/09/15	\$124.48	Albertsons	CN	1	59	Bulk portfolio sale
250	461	756080	0018	43,020	2735269	\$2,641,584	05/27/15	\$61.40	FAIRWOOD SQUARE - ALBERTSONS	CB	1	59	Bulk portfolio sale
250	452	202304	9243	40,593	2734473	\$872,352	06/01/15	\$21.49	Five Corners Plaza - Albertson's	CC-2	1	59	Bulk portfolio sale
250	753	082104	9062	0	2735344	\$4,100,410	06/05/15	\$0.00	ALBERTSONS - FEDERAL WAY - PARKING (ECON. UNIT FOR #9089)	BC	2	59	Bulk portfolio sale
250	711	182604	9268	47,736	2739566	\$10,697,121	06/26/15	\$224.09	HAGGEN - AURORA/SHORELINE STORE	MB	1	59	Bulk portfolio sale
250	124	244270	0060	301,207	2760785	\$367,761	10/07/15	\$1.22	FACTORIA SQUARE - MAIN MALL	F1	1	59	Bulk portfolio sale
250	142	292604	9025	506,301	2761065	\$406,778	10/07/15	\$0.80	NORTHGATE MALL SHOPPING CENTER	NC3-85	1	59	Bulk portfolio sale
250	153	762240	0016	4,600	2760805	\$291,905	10/07/15	\$63.46	TC @ FW - Panera Bread	CC-C	1	59	Bulk portfolio sale
250	222	210600	0110	122,982	2760939	\$530,469	10/07/15	\$4.31	WOODINVILLE - BSP	CBD	1	59	Bulk portfolio sale
250	222	282406	9310	248,815	2760773	\$384,285	10/07/15	\$1.54	THE COMMONS AT ISSAQUAH - w/SAFEWAY	UC	1	59	Bulk portfolio sale
250	261	788892	0020	139,767	2760820	\$357,336	10/07/15	\$2.56	SOUTHCENTER SQUARE - Nordstrom Rack/DSW/PETCO/LINE RETAIL	TUC	1	59	Bulk portfolio sale
250	422	122505	9211	86,154	2760758	\$423,810	10/07/15	\$4.92	BEAR CREEK VILLAGE - SAFEWAY	BC	2	59	Bulk portfolio sale
250	661	088660	0040	263,453	2761013	\$388,560	10/07/15	\$1.47	THE LANDING	UC	3	59	Bulk portfolio sale
250	662	383098	0010	36,650	2760767	\$278,153	10/07/15	\$7.59	KENT STATION - Phase II - Buildings 11N & 11S	DCE	1	59	Bulk portfolio sale
250	752	004000	0115	57,084	2765896	\$4,500,000	11/05/15	\$78.83	Saar's Super Saver Foods	NCC	1	46	Non-representative sale
250	763	000100	0056	71,266	2773268	\$4,180,000	12/22/15	\$58.65	SAAR'S MARKET W/ LINE RETAIL	C3	1	46	Non-representative sale

Area	Neighborhood	Major	Minor	PropName	Taxpayername	TaxPayerAddress
250		142 292604	9025	NORTHGATE MALL SHOPPING CENTER	PAN WASHINGTON LLC	6200 OAK TREE BLVD STE 250
250		142 292604	9272	MACY'S - NORTHGATE	FEDERATED DEPT STORES INC	7 W 7TH ST
250		142 292604	9285	BANK OF AMERICA- NORTHGATE MALL	BANK OF AMERICA	101 N TRYON ST NC1-001-03-81
250		142 292604	9488	BED BATH & BEYOND, DSW - NORTHGATE MALL	NORTHGATE SHOPPING CENTER	PO BOX 6120
250		142 292604	9528	NORDSTROM- NORTHGATE MALL	NORTHGATE MALL PRNT 210228	PO BOX 2229
250		142 322604	9481	J C PENNY CO- NORTHGATE MALL	J C PENNEY CO INC #0106 5	PO BOX 10001
250		142 322604	9566	NORTHGATE LAND	NORTHGATE SHOPPING CENTER	PO BOX 6120
250		142 322604	9567	NORTHGATE LAND	NORTHGATE SHOPPING CENTER	PO BOX 6120
250		145 065900	0070	NORDSTROM DOWNTOWN	NORDSTROM INC/ATTN: TAX DEP	PO BOX 2229
250		145 660047	0010	PACIFIC PLACE CONDOMINIUM	MPH PACIFIC LLC	2001 PENNSYLVANIA AVE NW 10TH
250		242 292604	9109	Northgate North	INLAND WESTERN SEATTLE NORT	PO BOX 9273
250		245 197670	0045	MERIDIAN WEST (Niketown, Levi's Only, Pa	REGENCY MERIDIAN LLC	1809 7TH AVE #1209
250		245 197670	0055	MERIDIAN CENTER EAST	REGENCY MERIDIAN LLC	1809 7TH AVE #1209
250		248 362403	9009	WESTWOOD VILLAGE SHOPPING CENTER	ALTUS GROUP US INC	PO BOX 92129
250		248 362403	9167	CHASE BANK	ALTUS GROUP US INC	PO BOX 92129
250		341 192604	9033	LOWE'S - NORTH SEATTLE	LOWE'S HOME CENTERS LLC	1000 LOWE'S BLVD NBTA
250		341 192604	9230	SAM'S CLUB - NORTH SEATTLE	WAL MART PROPERTY TAX DEPT	PO BOX 8050 MS 0555
250		341 192604	9371	DISCOUNT STORES (HOBBY LOBBY & ASIAN FOO	AURORA ACRES INC	PO BOX 15236
250		341 192604	9422	K-MART - NORTH SEATTLE (Econ. Unit for I	AURORA ACRES INC	PO BOX 15236
250		341 302604	9093	HOME DEPOT - NORTH SEATTLE	HOME DEPOT USA INC	PO BOX 105842
250		341 567010	0005	FRED MEYER - GREENWOOD (PKNG FOR IMPS. O	GREENWOOD FM PROPERTIES LLC	8623 PALATINE AVE N
250		341 923190	0160	FRED MEYER - GREENWOOD (ECON. UNITS ON #	GREENWOOD FM PROPERTIES LLC	8623 PALATINE AVE N
250		341 923190	0255	FRED MEYER - GREENWOOD (PKNG FOR IMPS. O	GREENWOOD FM PROPERTIES LLC	8623 PALATINE AVE N
250		342 145360	1660	FRED MEYER - LAKE CITY	FRED MEYER STORES INC	3800 SE 22ND ST
250		343 198220	2070	FRED MEYER - BALLARD	FRED MEYER STORES INC	1014 VINE ST 7TH FLOOR
250		345 606500	0020	NEWMARK BUILDING THE CONDOMINIUM (Condo	TARGET CORPORATION	PO BOX 9456
250		345 606500	0030	NEWMARK BUILDING THE CONDOMINIUM (Condo	TARGET CORPORATION	PO BOX 9456
250		345 684970	0205	REI - SEATTLE	RECREATIONAL EQUIPMENT INC	PO BOX 1938
250		346 261765	0020	COSTCO - 4th AVE S (SEATTLE)	COSTCO WHOLESALE CORP	999 LAKE DRIVE
250		346 766620	7255	HOME DEPOT - SODO (IMPS. CARRIED ON #729	HOME DEPOT USA INC	PO BOX 105842
250		346 766620	7260	HOME DEPOT - SODO (IMPS. CARRIED ON #729	HOME DEPOT USA INC	PO BOX 105842
250		346 766620	7265	HOME DEPOT - SODO (IMPS. CARRIED ON #729	HOME DEPOT USA INC	PO BOX 105842
250		346 766620	7295	HOME DEPOT - SODO (ECON. UNITS #7255, #7	HOME DEPOT USA INC	PO BOX 105842
250		347 000360	0052	LOWES & AMAZON - MLK (Econ. Unit on #006	RAINIER ELECTRONICS LLC	1411 4TH AVE #901
250		347 000360	0067	LOWE'S & AMAZON - MLK (Parking for LOWE'	RAINIER ELECTRONICS LLC	1411 4TH AVE #901
250		348 362403	9166	TARGET - WEST SEATTLE	TARGET CORPORATION T 0637	PO BOX 9456
250		348 798540	0295	HOME DEPOT - WEST SEATTLE	FIRST BERKSHIRE PROPERTIES	570 DELAWARE AV
250		441 076700	0060	CARKEEK PLAZA SHOPPING CENTER - (QFC)	FRMC LLC	9737 HOLMAN RD NW
250		441 362603	9004	CARKEEK PLAZA SHOPPING CENTER - LINE RET	F R MCABEE INC	9737 HOLMAN RD NW
250		441 362603	9099	CARKEEK PLAZA SHOPPING CENTER - OFFICE/B	MCABEE F R INC	9737 HOLMAN RD NW
250		441 394190	0006	CARKEEK PLAZA SHOPPING CENTER - VACANT A	F R MCABEE INC	9737 HOLMAN RD NW

Area	Neighborhood	Major	Minor	PropName	Taxpayername	TaxPayerAddress	
250		442	032504	9157	WEDGWOOD QFC, WEDGWOOD BROILER, LINE RET	WEDGWOOD CENTER COMPANY LLC	16310 NE 80TH ST STE 100
250		442	179750	0715	ROOSEVELT SQUARE (ECON. UNITS ON #0755 &	DUFF & PHELPHS LLC	919 CONGRESS AVE STE 1450
250		442	179750	0755	ECON. UNIT FOR IMPS ON #0715	JSH PROPERTIES/ATTN: RODNEY	10655 NE 4TH ST STE #901
250		442	179750	0850	ECON. UNIT FOR IMPS ON #0715	JSH PROPERTIES/ATTN: RODNEY	10655 NE 4TH ST STE #901
250		442	292604	9468	NORTGATE VILLAGE	S-F NORTHGATE LLC	480 3RD ST
250		442	663230	0270	15TH AVENUE NE RETAIL CNTR. (ECON. UNIT	ABC PACIFIC CORP	PO BOX 19435
250		442	663230	0290	15TH AVENUE NE RETAIL CNTR. - QFC & DOLL	ABC PACIFIC CROP	PO BOX 19435
250		442	663230	0291	15TH AVENUE NE RETAIL CNTR.	ABC PACIFIC CORP	PO BOX 19435
250		443	276830	3190	BALLARD BLOCKS 1 - Trader Joes/Line Reta	BLOCK IN BALLARD LLC	11225 SE 6TH ST #C-215
250		443	276830	3229	BALLARD BLOCKS 1 - Health Club/Line Reta	BLOCK IN BALLARD LLC+BLOCK	11225 SE 6TH ST STE 215
250		443	516100	0010	MARKETPLACE AT QUEEN ANNE CONDOMINIUM	METROPOLITAN MARKET	4025 DELRIDGE WAY SW STE 210
250		443	516100	0020	MARKETPLACE AT QUEEN ANNE CONDOMINIUM	822059203N QUEEN ANNE LLC	2600 CITADEL PLAZA DR #125
250		443	516100	0030	MARKETPLACE AT QUEEN ANNE CONDOMINIUM	WEINGARTEN REALTY	2600 CITADEL PLAZA DR #125
250		443	516100	0040	MARKETPLACE AT QUEEN ANNE CONDOMINIUM	WEINGARTEN REALTY	2600 CITADEL PLAZA DR #125
250		443	516100	0050	MARKETPLACE AT QUEEN ANNE CONDOMINIUM	WEINGARTEN REALTY	2600 CITADEL PLAZA DR #125
250		443	516100	0060	MARKETPLACE AT QUEEN ANNE CONDOMINIUM	WEINGARTEN REALTY	2600 CITADEL PLAZA DR #125
250		443	766620	1460	WHOLE FOODS (ECON. UNIT ON #1491) - INTE	DUFF & PHELPS LLC	919 CONGRESS AVE STE 1450
250		443	766620	1491	WHOLE FOODS (PARKING FOR #1460) - INTERB	INTERBAY URBAN CENTER	2608 2ND AVE #100
250		443	766620	1627	INTERBAY RETAIL	DS INTERBAY URBAN CENTER LP	200 E BAKER ST SUITE 10
250		443	868145	0010	TRIBECA COMMERCIAL CONDOS (Safeway & Ret	SAFEWAY INC STORE 0347	1371 OAKLAND BLVD STE 200
250		443	868145	0030	TRIBECA COMMERCIAL CONDOS (Safeway & Ret	TRIBECA RETAIL	2608 2ND AVE #100
250		444	685070	0315	BROADWAY MARKET (lower retail only on th	COLUMBIA II BROADWAY MARKET	PO BOX 790830
250		447	983420	1515	RAINIER VALLEY SQUARE: SAFEWAY & STRIP R	WRI-URS RAINIER VALLEY LLC	PO BOX 924133
250		642	092504	9346	UNIVERSITY VILLAGE - MAIN MALL	UNIVERSITY VILLAGE LIMITED	2623 NE UNIVERSITY VILL #7
250		642	092504	9425	UNIVERSITY VILLAGE - PARKING	UNIVERSITY VILLAGE LMTD PTS	2623 NE UNIVERSITY VILLAGE 7
250		642	092504	9426	UNIVERSITY VILLAGE - PARKING	UNIVERSITY VILLAGE LMTD PTS	2623 NE UNIVERSITY VILLAGE 7
250		642	092504	9427	UNIVERSITY VILLAGE - PARKING	UNIVERSITY VILLAGE LMTD PTS	2623 NE UNIVERSITY VILLAGE 7
250		642	092504	9430	UNIVERSITY VILLAGE - PAVILION SOUTHEAST	UNIVERSITY VILLAGE LMTD PTS	2623 NE UNIVERSITY VILLAGE
250		642	092504	9431	UNIVERSITY VILLAGE - PARKING	UNIVERSITY VILLAGE LMTD PTS	2623 NE UNIVER VILLAGE #7
250		642	092504	9435	UNIVERSITY VILLAGE - PARKING	UNIVERSITY VILLAGE LMTD	2623 NE UNIVERSITY VILLAGE #7
250		642	092504	9436	UNIVERSITY VILLAGE - RESTORATION HARDWAR	UNIVERSITY VILLAGE LMTD PTS	2623 NE UNIVERSITY VILLAGE #7
250		741	192604	9056	ALBERTSON'S - Parking Lot (Econ. Unit to	ALBERTSONS LLC	PO BOX 20
250		741	192604	9424	ALBERTSON'S Store 410 (Econ. Unit on #90	ABS WA-O LLC	250 PARKCENTER BLVD
250		741	276830	0240	SAFEWAY (BALLARD STORE #1477) - Econ. Un	SAFEWAY INC STORE 1477	1371 OAKLAND BLVD STE 200
250		741	276830	0335	SAFEWAY (BALLARD STORE #1477) - Econ. Un	SAFEWAY INC STORE 1477	1371 OAKLAND BLVD STE 200
250		741	408380	2815	QFC (WALLINGFORD STORE W/Econ. Unit #282	QUALITY FOOD CENTER #50869	1014 VINE ST
250		741	408380	2820	QFC (WALLINGFORD STORE - Parking for Imp	QUALITY FOOD CENTER #50869	1014 VINE ST 7TH FLOOR
250		741	408380	2925	QFC (WALLINGFORD STORE - Parking for Imp	QUALITY FOOD CENTER #50869	1014 VINE ST 7TH FLOOR
250		741	643150	0015	SAFEWAY (GREENWOOD STORE # 1845)	SAFEWAY INC STORE 3389	1371 OAKLAND BLVD STE 200

Area	Neighborhood	Major	Minor	PropName	Taxpayername	TaxPayerAddress
250		741 758920	0051	SAFEWAY (CROWN HILL STORE # 1143)	SAFEWAY #1143	1371 OAKLAND BLVD #200
250		742 092504	9330	University Village QFC / Shurgard Mini S	QUALITY FOOD CENTERS INC	1014 VINE ST 7TH FLOOR
250		742 243720	0030	SAFEWAY (Store#488)	THE VONS COMPANIES	1371 OAKLAND BLVD STE 200
250		742 572450	0615	QFC - NORTHGATE	QUINTON PROPERTIES	1003 221ST AV SE
250		742 671670	0415	RAVENNA SAFEWAY (Store #1550)	SAFEWAY INC STORE 1550	1371 OAKLAND BLVD STE 200
250		742 679810	0875	SAFEWAY PINEHURST-(Econ Units -0890,-097	SAFEWAY INC STORE 0360	1371 OAKLAND BLVD STE 200
250		742 679810	0890	SAFEWAY PINEHURST (ECON. UNIT - IMP DATA	SAFEWAY INC STORE 0360	1371 OAKLAND BLVD STE 200
250		742 679810	0970	SAFEWAY PINEHURST (ECON. UNIT - IMP DATA	SAFEWAY INC STORE 0360	1371 OAKLAND BLVD STE 200
250		742 679810	0975	SAFEWAY PINEHURST (ECON. UNIT - IMP DATA	SAFEWAY INC STORE 0360	1371 OAKLAND BLVD STE 200
250		742 679810	0980	SAFEWAY PINEHURST (ECON. UNIT - IMP DATA	SAFEWAY INC STORE 0360	1371 OAKLAND BLVD STE 200
250		742 797420	0020	WEDGWOOD SAFEWAY (Store #423)	SAFEWAY INC STORE 0423	1371 OAKLAND BLVD STE 200
250		742 797470	0270	LAURELHURST MET. MARKET	ALBERTSONS LLC	PO BOX 990-PROPERTY TAX
250		742 881640	1015	UNIVERSITY SAFEWAY (Store #3091)	SAFEWAY INC STORE 3091	1371 OAKLAND BLVD STE 200
250		743 179450	0880	SAFEWAY - QUEEN ANNE (# 368) Econ Unit f	SAFEWAY INC STORE 0368	1371 OAKLAND BLVD STE 200
250		743 179450	0895	SAFEWAY - QUEEN ANNE (# 368) Econ Unit o	SAFEWAY INC STORE 0368	1371 OAKLAND BLVD STE 200
250		743 277060	2660	QFC - QUEEN ANNE (Econ. Unit #2680 & #26	TED & ANTONIA GROSS PROPERT	1014 VINE ST 7TH FLOOR
250		743 277060	2680	QFC - QUEEN ANNE (Econ. Unit to #2660)	TED & ANTONIA GROSS PROPERT	1014 VINE ST 7TH FLOOR
250		743 277060	2685	QFC - QUEEN ANNE (Econ. Unit to #2660)	TED & ANTONIA GROSS PROPERT	1014 VINE ST 7TH FLOOR
250		743 682110	0835	METROPOLITAN MARKET (ECON. UNIT #0860)	METROPOLITAN MARKET	4025 DELRIDGE WAY SW STE 210
250		743 682110	0860	METROPOLITAN MARKET - MAGNOLIA (ECON. UN	METROPOLITAN MARKET	4025 DELRIDGE WAY SW STE 210
250		743 812770	0485	ALBERTSONS - MAGNOLIA	ALBERTSONS LLC	P O BOX 990
250		744 423240	0655	QFC	ROBERTA LLC	900 UNIVERSITY #8Q
250		744 600350	1820	SAFEWAY STORE # 1551	SAFEWAY INC STORE 1551	1371 OAKLAND BLVD STE 200
250		746 608710	0195	METROPOLITAN MARKET	METROPOLITAN MARKET	4025 DELRIDGE WAY SUITE 210
250		747 272404	9127	SAFEWAY	SAFEWAY INC STORE 0219	1371 OAKLAND BLVD STE 200
250		747 508740	0030	SAFEWAY - RAINIER AVE. S. - ECON. UNITS	SAFEWAY INC	1371 OAKLAND BLVD #200
250		747 508740	0265	SAFEWAY - RAINIER AVE. S. - PARKING FOR	SAFEWAY INC	1371 OAKLAND BLVD #200
250		747 526030	0005	Q.F.C. AND RITE AID DRUG STORE	RAINIER PLAZA #2 LLC	PO BOX 97070
250		747 712930	4929	SAFEWAY - RAINIER AVE. S. - PARKING FOR	SAFEWAY INC	1371 OAKLAND BLVD #200
250		748 285360	0005	SAFEWAY (+ GAS)	SAFEWAY INC	1371 OAKLAND BLVD #200
250		748 345100	0143	SAARS SUPERSAVER FOODS (ECON UNIT #0210)	SAAR'S INC	1702 AUBURN WAY N
250		748 345100	0210	SAARS SUPERSAVER FOODS (Econ. Unit w/-01	SAAR'S INC	1702 AUBURN WAY N
250		748 563750	0005	West Seattle Thriftway (Econ. Unit locat	JORVE INVESTMENTS LLC	16624 NE 143RD ST
250		748 563750	0035	West Seattle Thriftway Parking (Imps. ca	JORVE INVESTMENTS LLC	16624 NE 143RD ST